

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Phinney Ridge/Greenwood/Fremont / 42

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 436

Range of Sale Dates: 1/00 – 12/01

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$106,600	\$178,700	\$285,300	\$321,100	88.9%	15.62%
2002 Value	\$141,600	\$175,400	\$317,000	\$321,100	98.7%	10.30%
Change	+\$35,000	-\$3,300	+\$31,700		+9.8%	-5.32%
% Change	+32.8%	-1.8%	+11.1%		+11.0%	-34.06%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of – 5.32% and –34.06% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, parcels with remodels done after the sale, and mobile home sales were excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$111,500	\$175,200	\$286,700
2002 Value	\$149,200	\$165,800	\$315,000
PercentChange	+33.8%	-5.4%	+9.9%

Number of improved Parcels in the Population: 4,620

The population summary above excludes multi-building, mobile home parcels, or parcels where the assessor added new construction value due to a remodel or new house. These parcels do not reflect accurate percent change results for the overall population.

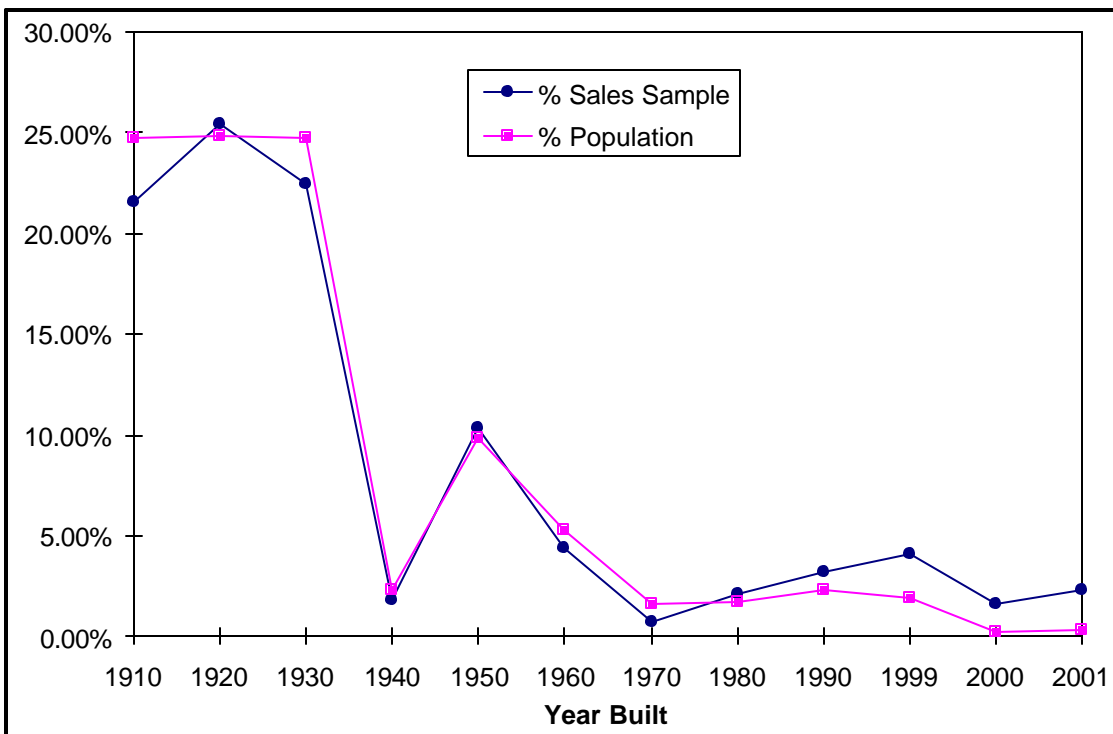
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	94	21.56%
1920	111	25.46%
1930	98	22.48%
1940	8	1.83%
1950	45	10.32%
1960	19	4.36%
1970	3	0.69%
1980	9	2.06%
1990	14	3.21%
1999	18	4.13%
2000	7	1.61%
2001	10	2.29%
	436	

Population		
Year Built	Frequency	% Population
1910	1145	24.78%
1920	1147	24.83%
1930	1145	24.78%
1940	108	2.34%
1950	456	9.87%
1960	246	5.32%
1970	73	1.58%
1980	81	1.75%
1990	106	2.29%
1999	88	1.90%
2000	10	0.22%
2001	15	0.32%
	4,620	

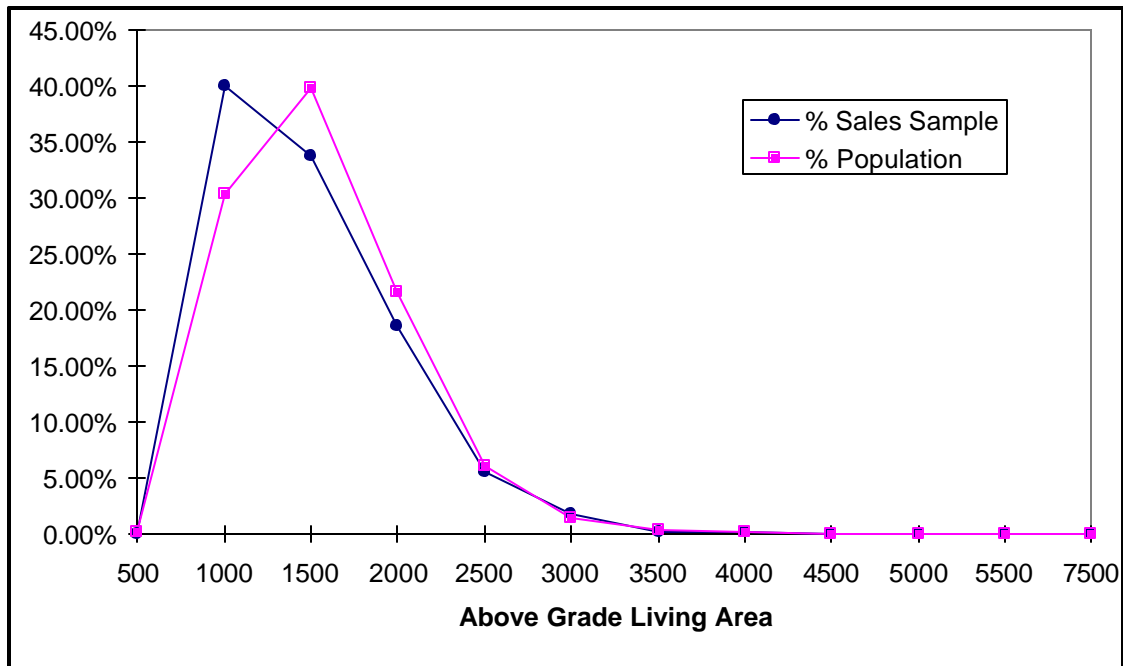


The sales sample frequency distribution follows the population distribution very closely with respect to year built until 1999. Sales of new homes built from 1999-2001 are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	174	39.91%
1500	147	33.72%
2000	81	18.58%
2500	24	5.50%
3000	8	1.83%
3500	1	0.23%
4000	1	0.23%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	436	

Population		
AGLA	Frequency	% Population
500	9	0.19%
1000	1405	30.41%
1500	1841	39.85%
2000	1001	21.67%
2500	280	6.06%
3000	62	1.34%
3500	15	0.32%
4000	6	0.13%
4500	0	0.00%
5000	1	0.02%
5500	0	0.00%
7500	0	0.00%
	4,620	

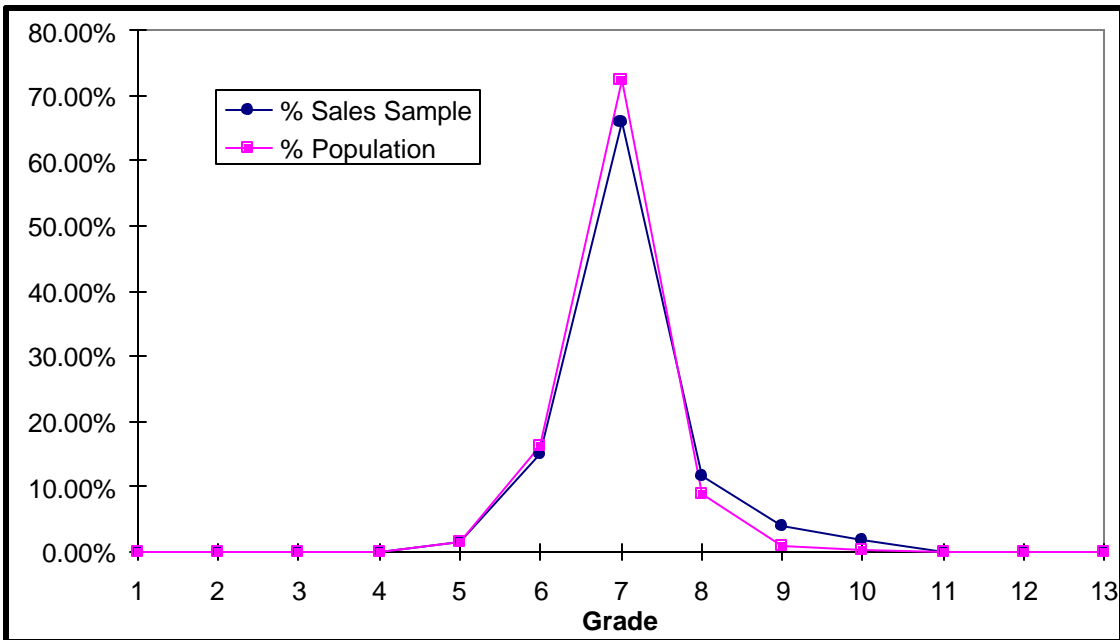


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

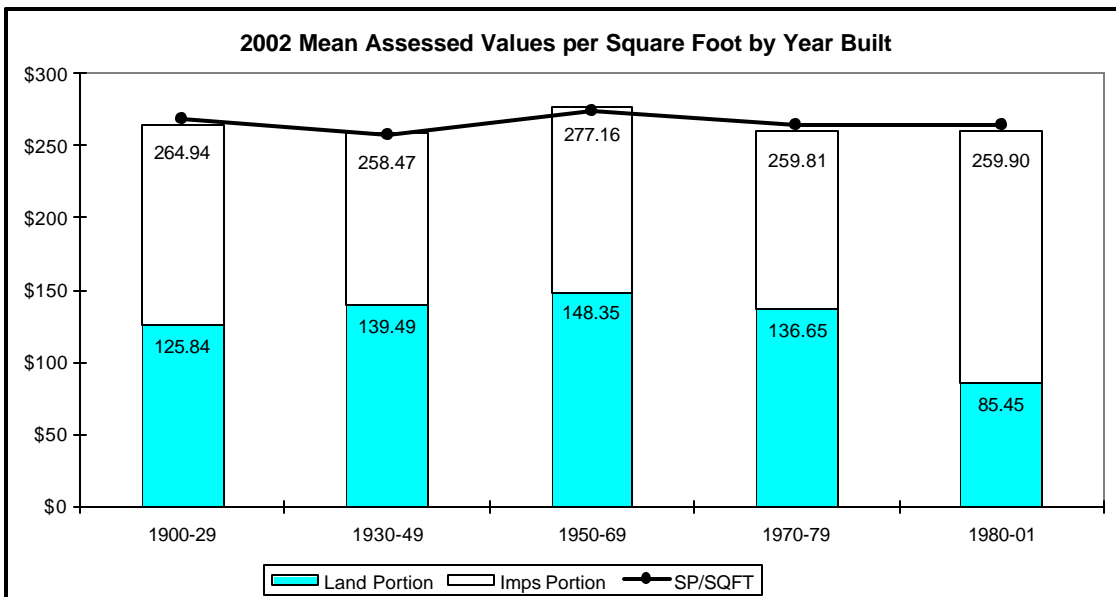
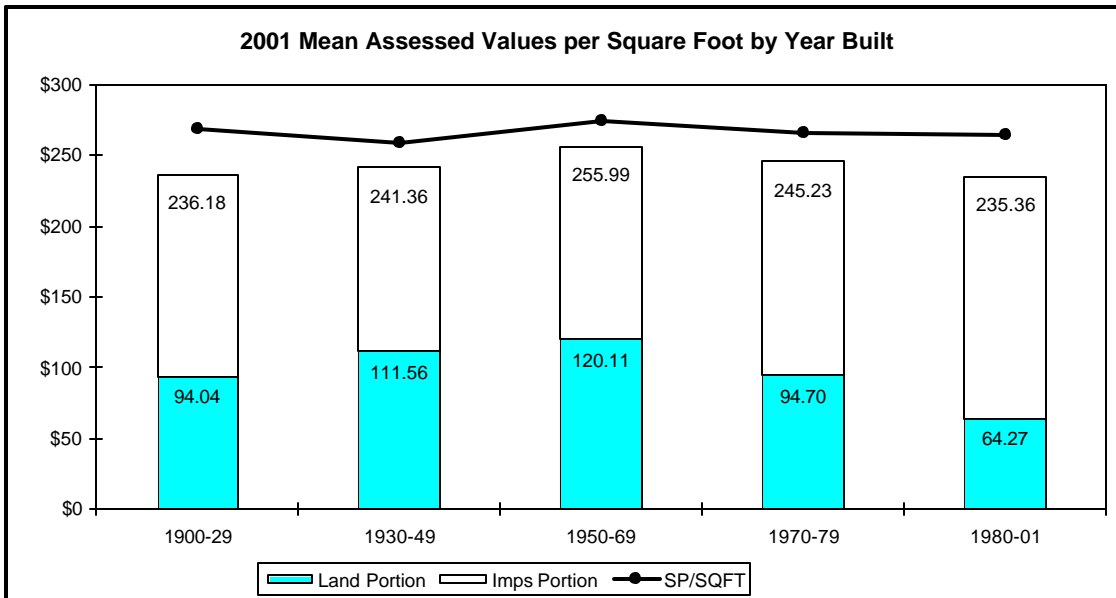
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	1.61%
6	66	15.14%
7	287	65.83%
8	51	11.70%
9	17	3.90%
10	8	1.83%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		436

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.09%
5	68	1.47%
6	746	16.15%
7	3343	72.36%
8	403	8.72%
9	42	0.91%
10	13	0.28%
11	1	0.02%
12	0	0.00%
13	0	0.00%
		4,620



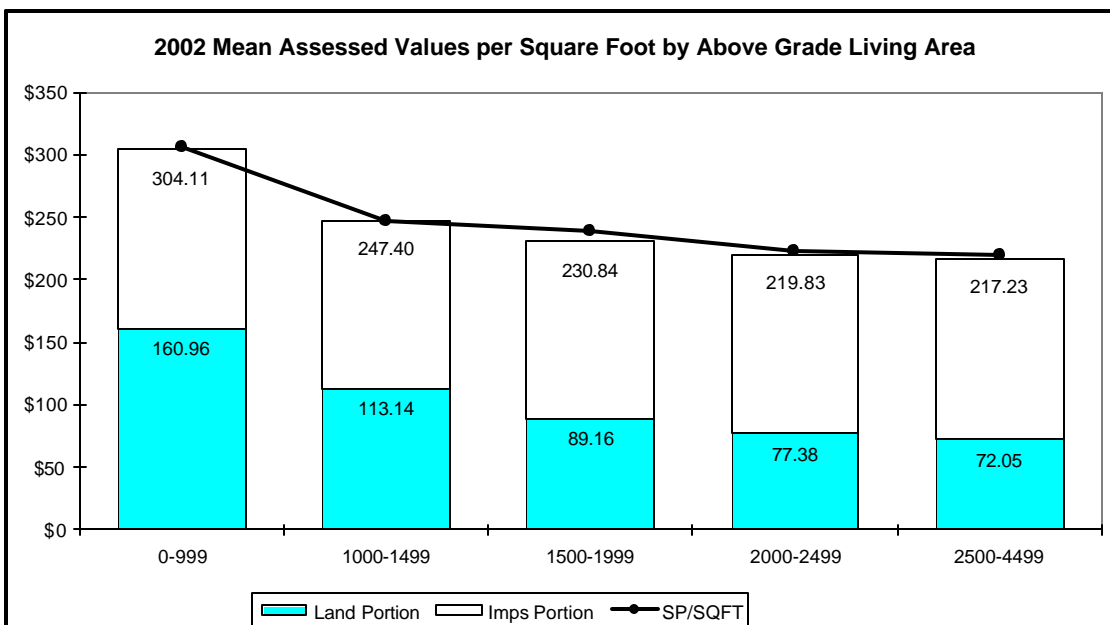
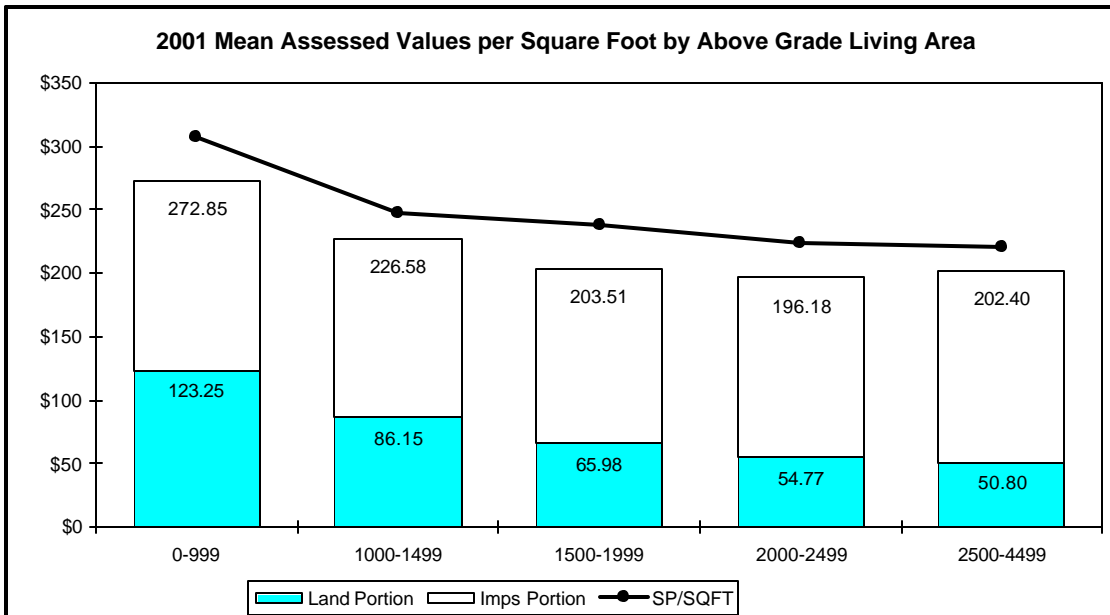
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



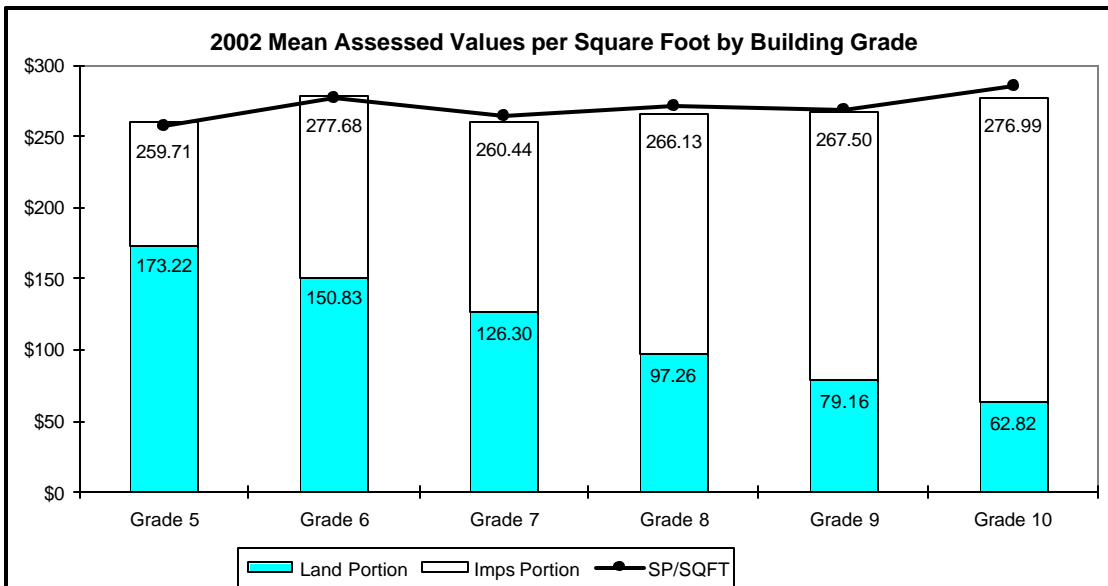
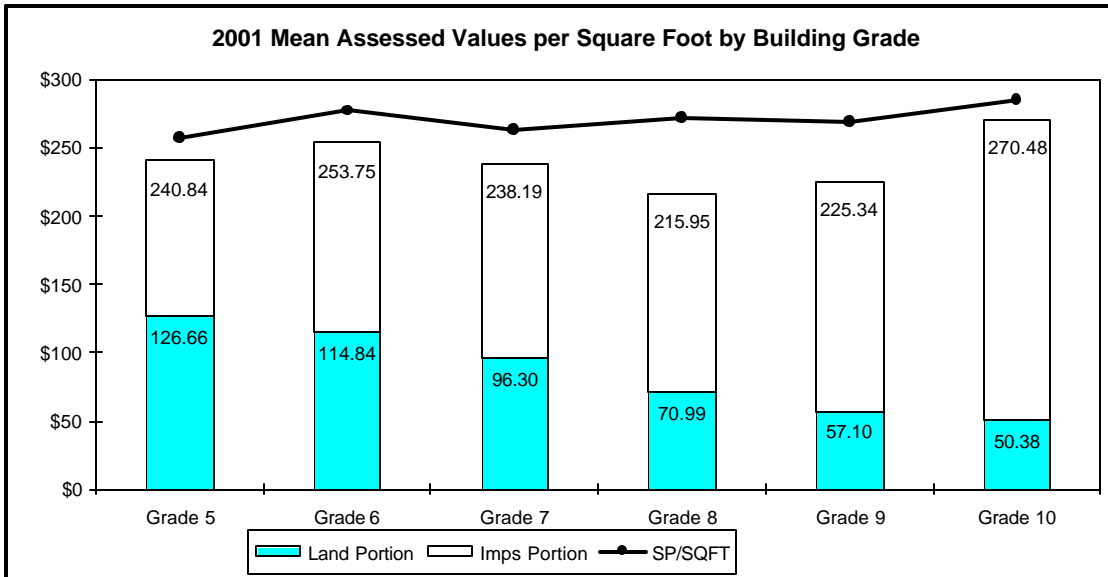
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



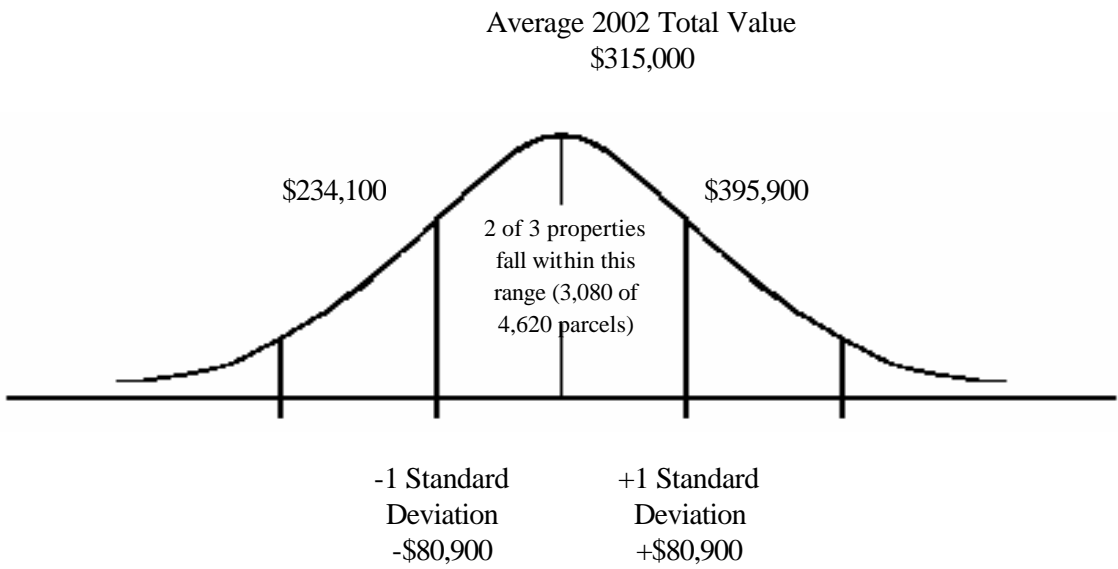
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. There were only 8 sales with a grade of 10. The values shown in the improvement portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above excludes multi-building, mobile home parcels, or parcels where the assessor added new construction value due to a remodel or new house.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/1/2000 to 12/31/2001 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- ✚ King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

Identification of the Area

Name or Designation:

Phinney Ridge / Greenwood / Fremont

Boundaries:

This area is bounded by North 85th Street on the north, Aurora Avenue on the east, North 36th Street, North 39th Street, and Northwest Leary Way on the south, 8th Avenue Northwest, 9th Avenue Northwest, 3rd Avenue Northwest, and Greenwood Avenue North on the west.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 42 is located in the northwestern area of Seattle. It contains the neighborhoods of Phinney Ridge, Fremont, and portions of Green Lake, Greenwood, and Ballard. Geographically it is located on a hill sloping easterly, westerly, and southerly. Major attributes of this area include close proximity to Green Lake, Woodland Park Zoo, Woodland Park, University of Washington, and is relatively close to the downtown business core. Another major drawing point to this area is the view amenity. Approximately 25% of the properties enjoy a view of either the Olympic mountains, Cascade mountains, Mt. Rainier, Puget Sound, Green Lake, Seattle Skyline, the ship canal, or has a territorial view. Approximately 99% of the parcels are improved in this area.

This area was one the first areas developed in Seattle. Roughly three quarters of the houses were built before 1930. The typical house is grade 7 in quality, has 1,312 square feet of above grade living area, has 1,513 square feet of total living area, and is in good condition. The typical lot size is 4,359 square feet. Since the late 1980's the remodel activity of existing homes in this area has been brisk. At the beginning of the physical inspection there were approximately 429 parcels [or 8.6% of the total improved population] for which the assessor had current remodel building permits.

Area 42 is divided into three sub areas. Sub area 3 is the Phinney Ridge neighborhood. The eastern portion, north of the Woodland Park zoo, has views of the Cascades and Green Lake. The western portion has views of Puget Sound, the Olympics, the ship canal, Ballard, and Magnolia. The average assessed value in sub area 3 is \$371,900 . Sub area 8 contains the western Green Lake area as well as a portion of Greenwood. The average assessed value is \$285,800 . Sub area 11 contains the Fremont neighborhood and a portion of southeast Ballard. The average assessed value here is \$300,100 .

The total assessed value of all parcels for the 2002 assessment year was \$1,578,950,600 . For the 2001 assessment year the total was \$1,422,797,900 . As a result of our physical inspection we added \$16,459,000 in assessed value attributable to new construction to the tax roll. The physical inspection began on 10/1/2001 and was completed on 5/29/2002.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was repeated after application

of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.62% to 10.30%.

Scope of Data

Land Value Data:

Vacant sales from 1/1/2000 to 12/31/2001 were given primary consideration for valuing land. Due to the limited number of land sales in the area we analyzed land sales back to mid 1998. In addition to the market data approach the allocation technique was also utilized. Vacant land sales from the neighborhoods of Ballard, east Green Lake, Crown Hill, Wallingford, University, Wedgwood, Northgate, Maple Leaf, Licton Springs, and north Greenwood were also analyzed in the valuation of land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Replacement Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Replacement Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Approximately 99% of the parcels have houses on them in area 42. Consequently, there were few vacant land sales [3] in the past two years. One of these 3 sales was not used since it was purchased by the city of Seattle to develop a neighborhood park. We reviewed and analyzed sales back to mid 1998. We also analyzed sales in similar neighborhoods that included Ballard, east Green Lake, Crown Hill, Wallingford, University, Wedgwood, Northgate, Maple Leaf, Licton Springs, and north Greenwood. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 1996. The sales analyzed at that time occurred from 1/92 – 3/96. Since the 1997 assessment year the land values have been annually adjusted similar to improvement values.

Our analysis indicated the previous land values were significantly below market level. The sales in similar surrounding neighborhoods support the 2002 assessment year land values.

The predominant factors influencing land value in this area were lot size, view amenity, location, and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, number of sites, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

For land valuation summary purposes I have included a map at the end of this section that divides area 42 into 6 market segments labeled A – F .

Area A is a portion of the Greenwood neighborhood. North 85th street is its northern border, Aurora Avenue North is the eastern border, North 80th Street is the southern border, and Greenwood Avenue North is the western border. This area is characterized by small, modest homes. There are very few parcels with a view. This area is a transition area from the more desirable West Green Lake area to the Greenwood area.

Area B is located just west of Green Lake. This area is desirable due to its close proximity to Green Lake, Woodland Park, and the Woodland Park Zoo. The western portion is located on a hillside with easterly views toward the Cascades and Green Lake. In this area 23% of the properties have a view. This area's northern boundary is North 80th Street, eastward border is Aurora Avenue North, southern border is North 65th Street, and western boundary is Greenwood Avenue North.

Area C is the eastern facing portion of the Phinney Ridge neighborhood. It is deemed more desirable compared to **Area B** since it is closer to the Zoo and to Woodland Park. The homes also tend to be larger and superior in quality. In this area 46% of the properties have a view. This area is bounded by North 65th Street on the north, Aurora Avenue North on the east, North 59th Street on the south, and Phinney Avenue North on the west.

Area D is the western facing portion of the Phinney Ridge neighborhood. It is very similar to **Area C** but views are directed toward the Olympics, Puget Sound, Magnolia, Bainbridge Island, and Ballard. In this area 45% of the homes have views. In addition to the view amenity the close proximity to Green Lake, Woodland Park, and the Woodland Park Zoo make this a desirable area. The northern boundary is North 65th Street, Phinney Avenue North is the eastern border, North 50th Street is the southern boundary, and 3rd Avenue Northwest is the western boundary.

Area E is the southeast portion of Ballard. Homes are generally smaller here and some of this area is zoned to allow common wall homes on small lots. Approximately 19% of the parcels have L-1 zoning which allows for higher density development compared to single family zoning [SF 5,000]. This area has a significantly higher percentage of 1940's – 1950's built homes compared to all other areas. There are very few views in this area. The northern border of this area is Northwest Market Street, 3rd Avenue Northwest is the eastern border, Northwest Leary Way is the southern border, and 8th Avenue Northwest/9th Avenue Northwest are the western boundaries.

Area F is known as the Fremont neighborhood. The typical house here is smaller in size compared to **Area D**. The views in this area are less frequent and not as desirable. Generally the topography slopes down to the south. Approximately 29% of the parcels have L-1 or LDT zoning which allow for higher density development compared to single family zoning [SF 5,000]. It is also characterized by having a higher percentage of 1940's – 1950's built homes compared to **Area D**. North 50th Street serves as the northern boundary, Fremont Avenue North and Aurora Avenue North are the eastern boundaries, North 36th Street and North 39th Street are the southern borders, and 3rd Avenue Northwest is the western boundary.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area A - Greenwood

Lot Size	Typical Value
2,000 s.f.	\$85,000
3,000 s.f.	\$120,000
4,000 s.f.	\$135,000
5,000 s.f.	\$142,000
6,000 s.f.	\$149,000
7,000 s.f.	\$157,000

Other Adjustments:

-\$31,000 for traffic on N. 80th St.

Typical View Adjustments

Avg Territorial +\$11,000

Area B - West Green Lake

Lot Size	Typical Value
2,000 s.f.	\$99,000
3,000 s.f.	\$136,000
4,000 s.f.	\$155,000
5,000 s.f.	\$163,000
6,000 s.f.	\$171,000
7,000 s.f.	\$180,000

Other Adjustments:

-\$16,000 for traffic on Linden Ave. N.

-\$31,000 for traffic on N. 80th St. and N. 65th St.

-\$43,000 for traffic on Aurora Ave. N.

Typical View Adjustments

Average Territorial	+\$11,000
Good Territorial	+\$19,000
Average Cascade	+\$14,000
Good Cascade	+\$22,000
Average Green Lake	+\$25,000
Good Green Lake	+\$39,000

Area C - East Phinney Ridge

Lot Size	Typical Value
2,000 s.f.	\$120,000
3,000 s.f.	\$151,000
4,000 s.f.	\$161,000
5,000 s.f.	\$178,000
6,000 s.f.	\$196,000
7,000 s.f.	\$214,000

Other Adjustments:

-\$16,000 for traffic on N. 60th St.

-\$16,000 for traffic on Woodland Pl. W.

-\$31,000 for traffic on N. 65th St.

Typical View Adjustments

Average Territorial	+\$11,000
Good Territorial	+\$19,000
Excellent Territorial	+\$24,000
Average Cascade	+\$14,000
Good Cascade	+\$22,000
Average Green Lake	+\$25,000
Good Green Lake	+\$39,000
Excellent Green Lake	+\$45,000

Area D - West Phinney Ridge

Lot Size	Typical Value
2,000 s.f.	\$102,000
3,000 s.f.	\$132,000
4,000 s.f.	\$144,000
5,000 s.f.	\$156,000
6,000 s.f.	\$177,000
7,000 s.f.	\$187,000

Other Adjustments:

-\$31,000 for traffic on 3rd Ave. N.W.

Typical View Adjustments

Average Territorial	+\$12,000
Good Territorial	+\$20,000
Excellent Territorial	+\$25,000
Average Olympic	+\$17,000
Good Olympic	+\$26,000
Excellent Olympic	+\$30,000
Fair Puget Sound	+\$15,000
Average Puget Sound	+\$23,000

Area E - Southeast Ballard

SF 5,000 Zoned Parcels

Lot Size	Typical Value
2,000 s.f.	\$79,000
3,000 s.f.	\$110,000
4,000 s.f.	\$125,000
5,000 s.f.	\$131,000
6,000 s.f.	\$138,000
7,000 s.f.	\$145,000

Other Adjustments:

-\$43,000 for traffic on N.W. Market St.

-\$16,000 for traffic on 3rd Ave. N.W.

-\$16,000 for traffic on 8th Ave. N.W.

L-1 Zoned Parcels

Lot Size	Typical Value
2,000 s.f.	\$79,000
3,000 s.f.	\$110,000
4,000 s.f.	\$158,000
5,000 s.f.	\$220,000

Typical View Adjustments

Average Territorial	+\$10,000
Good Territorial	+\$20,000
Average Olympic	+\$10,000
Good Olympic	+\$20,000

Area F - Fremont

SF 5,000 , LDT, and L-1 Zoned Parcels

Lot Size	Typical Value
2,000 s.f.	\$110,000
3,000 s.f.	\$130,000
4,000 s.f.	\$145,000
5,000 s.f.	\$155,000
6,000 s.f.	\$165,000
7,000 s.f.	\$175,000

Other Adjustments:

-\$43,000 for traffic on N.W. Market St. and N. 46th St.

-\$31,000 for traffic on Fremont Ave. N. and N. 39th St.

-\$16,000 for traffic on 3rd Ave. N.W. and Phinney Ave. N.

Typical View Adjustments

Average Territorial	+\$10,000
Good Territorial	+\$20,000
Excellent Territorial	+\$25,000
Average Cascade	+\$10,000
Average Olympic	+\$10,000
Good Olympic	+\$20,000
Excellent Olympic	+\$25,000
Average Mt. Rainier	+\$10,000
Good Mt. Rainier	+\$15,000
Average Seattle Skyline	+\$20,000
Good Seattle Skyline	+\$30,000
Fair Puget Sound	+\$15,000
Average Ship Canal	+\$20,000

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

All sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2000 to 12/31/2001 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

One multiplicative regression model was developed for valuing all parcels in sub area 8 and another multiplicative regression model was developed for sub areas 3 and 11. Starting in 10/2001 and ending in 1/2002 our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we checked all the land characteristic data such as views in order to determine an accurate land value of each sale. The valuation models were applied to the population shortly after each parcel had been inspected in the field. Based on the sales an overall assessment level of 98.7% was achieved. The prior assessment level was 88.9% . The uniformity of assessment also improved as the COV was reduced from 15.62% to 10.30% .

The main valuation model for sub area 8 included the following variables: land value, year built or year renovated, total replacement cost new [RCN], grade, condition, neighborhood code, and view utilization. It was applicable to houses with grades 6-9, all ages, and all levels of condition with the exception of “fair” or “poor”. It was not applicable to houses with grades 1-5 and greater than 9, multiple buildable sites, parcels with more than one house, or parcels with obsolescence. There were 6 neighborhood codes assigned in sub area 8. A map showing the neighborhood locations is included at the end of this section.

Neighborhood 1 is located on the eastern slope of Phinney Ridge. Approximately 46% of the properties have views of either the Cascades, Green Lake, or of the territory. Homes are higher in quality compared to the overall average for area 42.

Neighborhood 2 is similar to **neighborhood 1** except it is located generally on level or moderately sloped topography. Only 3% of the properties have a view. Houses in this area are generally smaller in size compared to **neighborhood 1**.

Neighborhood 3 is a transition area from **neighborhood 2** to a less desirable location impacted by commercial development on Aurora Avenue.

Neighborhood 4 is a transition area from **neighborhood 5** to a less desirable location impacted by commercial development on Aurora Avenue.

Neighborhood 5 is a transition area from the more desirable area of West Green Lake [**neighborhoods 1, 2, 3, 6**] to the area called Greenwood. Homes here are smaller in size. Terrain is relatively flat and only 3% of the properties have views.

Neighborhood 6 is similar to **neighborhoods 1** and **2** except it is negatively impacted by traffic on Aurora Avenue and Linden Avenue North. In the northern portion of this area there are commercial properties and several apartment buildings.

The main valuation model for sub areas 3 and 11 included the following variables: land value, year built or year renovated, total replacement cost new [RCN], grade, condition, neighborhood code, number of stories, view utilization, and if the structure was a duplex or not. It was applicable to houses with grades 5-10, all ages, and all levels of condition with the exception of “fair” or “poor”. It was not applicable to houses with grades 1-4 or greater than 10, multiple buildable sites, parcels with more than one house, or parcels with obsolescence. There were 9 neighborhood codes assigned in sub areas 3 and 11.

Neighborhood 1 is the southeastern portion of Ballard. It is characterized by having a higher portion of increased density zoning [L-1] compared to **neighborhoods 28-31**. In addition, this area has a higher frequency of 1940's – 1950's built homes. Homes are smaller in size. There are very few properties with a view.

Neighborhood 2 is the Fremont area. It is characterized by having a higher percentage of 1940's – 1950's built homes compared to the **neighborhoods 28-31**. In addition approximately 15% of the properties are

zoned for higher density development [L-1, LDT] . It contains a fair amount of commercial properties adjacent to residentially zoned properties.

Neighborhood 3 is a small portion within Fremont exclusively zoned L-1. Over the recent years several homes have been replaced with new high quality townhomes. The majority of homes in **neighborhood 3** were built after 1994. The typical lot size is below the norm for Fremont.

Neighborhood 4 is located in the eastern part of Fremont. The residential properties in this area are zoned L-1. Higher density zoning surrounds the L-1 zoned parcels. Therefore, commercial and high density multi-family zoning influences distinguish this area from the rest of Fremont.

Neighborhood 26 is characterized by its close proximity to Woodland Park and the Zoo as well as being impacted by commercial properties mixed in with residential neighborhoods. Approximately 54% of the area is zoned L-1 or LDT. Roughly 15% of the properties have views.

Neighborhood 28 is a part of the western hillside of Phinney Ridge. This area is characterized by its view amenity, close proximity to Woodland Park and the Zoo, and larger than typical homes. Approximately 88% of the houses were built before 1930. This is the highest percentage for all of area 42. It also has the highest average total living area [1,730 square feet]. Roughly 68% of the homes are multiple story residences. Approximately 43% of the properties have a view.

Neighborhood 29 is part of the western hillside of Phinney Ridge. This area is characterized by its view amenity and close proximity to Woodland Park and the Zoo. Compared to **neighborhood 28** this area has a higher percentage of 1940's, 1950's, and 1980's built homes. It also has more parcels negatively affected by topography. Approximately 14% of the properties were built in the 1940's and 1950's. Roughly 38% of the properties have a view.

Neighborhood 30 is part of the western hillside of Phinney Ridge. This area is characterized by its view amenity and close proximity to Woodland Park and the Zoo. Compared to **neighborhoods 28** and **29** this area has a higher percentage of view properties. Many views are looking southwesterly toward the canal. Approximately 53% of the parcels have a view. The average house size is smaller compared to **neighborhoods 28** and **29**. This area has overall newer homes compared to **neighborhood 28**.

Neighborhood 31 is the eastern facing portion of the Phinney Ridge neighborhood. It is a desirable area due to the close proximity to Green Lake, Woodland Park, and the Woodland Park Zoo. The homes also tend to be larger than typical and superior in quality. In this area 46% of the properties have a view.

Supplemental models such as cost, cost less depreciation, or adjustments to the regression model were developed by the appraiser to value parcels outside the parameters of the main valuation formula. Ultimately appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model For 42-8

$$R^2 = 0.9040$$

Formula

Intercept		3.102954000
+ If in Neighborhood 3 then LN(10)	*	-0.047698710
+ If in Neighborhood 4 then LN(10)	*	-0.047349320
+ If in Neighborhood 5 then LN(10)	*	-0.022671130
+ If in Neighborhood 6 then LN(10)	*	-0.033183170
+ (2003 - YrBuilt or YrRenovate whichever is greater)	*	-0.001970142
+ If YrBuilt or YrRenovate is greater than 1935 then LN(10)	*	-0.033124740
+LN(BaseLandValue/1000)	*	0.207070800
+LN(TotalRCN/1000)	*	0.346332600
+ If Condition is 'Good' then LN(10)	*	0.035033080
+ If Condition is 'Very Good' then LN(10)	*	0.083983760
+ If Bldg Grade is '8' then LN(10)	*	0.035918970
+ If Bldg Grade is '9' then LN(10)	*	0.114618800
+ If View Utilization is 'Yes' then LN(10)	*	0.044564490
	=	Total

Then EXP(Total)*1000 = EMV

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grade less than 6 and greater than 9
- Fair or poor condition
- Parcels with more than 1 building
- If total EMV is less than base land value

- Buildings with % obsolescence greater than zero

**Estimated Market Value Equation
Multiple Regression Model
For 42-3 and 42-11**

$$R^2 = 0.8657$$

Formula

Intercept		2.741935000
+ If in Neighborhood 1 then LN(10)	*	-0.036809980
+ If in Neighborhoods 26-30 then LN(10)	*	0.033700720
+ (2003 - YrBuilt or YrRenovate whichever is greater)	*	-0.026984830
+ If YrBuilt or YrRenovate is greater than 1935 then LN(10)	*	-0.022356870
+LN(BaseLandValue/1000)	*	0.226143900
+LN(Total RCN/1000)	*	0.413242900
+ If Condition is 'Good' then LN(10)	*	0.030815040
+ If Condition is 'Very Good' then LN(10)	*	0.061198260
+ If Bldg Grade is '6' then LN(10)	*	-0.026130260
+ If Bldg Grade is '8' then LN(10)	*	0.054437210
+ If Bldg Grade is '9' then LN(10)	*	0.107330000
+ If Bldg Grade is '10' then LN(10)	*	0.065327520
+ If Number of Stories is greater than 1 then LN(10)	*	0.026337700
+ If View Utilization is 'Yes' then LN(10)	*	0.032016330
+ If the Building is a Duplex then LN(10)	*	-0.077970170
	=	<u>Total</u>

Then EXP(Total)*1000 = EMV

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grade less than 5 and greater than 10
- Fair or poor condition
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than zero

The following supplemental models were applied to the *total appraiser selected values* prior to posting:

SUBAREA 3 & YEAR BUILT 1900 – 1979: X 0.976

SUBAREA 3 & YEAR BUILT 1980 – 2002: X 0.90

SUBAREA 11 & GRADE 8: X 1.05

SUBAREA 11 & YEAR BUILT 1980 - 2002: X 1.026

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas, grade, living area, and age of homes. In addition the resulting assessment level is 98.7%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +9.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

2001 Improved Parcel Ratio Analysis

District/Team:		Lien Date:		Date of Report:		Sales Dates:	
NW / Team - 1		01/01/2001		8/5/2002		1/2000 - 12/2001	
Area		Analyst ID:		Property Type:		Adjusted for time?:	
42		sell		Single Family Residences		No	
SAMPLE STATISTICS							
Sample size (n)		436					
Mean Assessed Value		285,300					
Mean Sales Price		321,100					
Standard Deviation AV		86,401					
Standard Deviation SP		105,517					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.907					
Median Ratio		0.913					
Weighted Mean Ratio		0.889					
UNIFORMITY							
Lowest ratio		0.498					
Highest ratio:		1.468					
Coefficient of Dispersion		11.77%					
Standard Deviation		0.142					
Coefficient of Variation		15.62%					
Price Related Differential (PRD)		1.020					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.901					
Upper limit		0.924					
95% Confidence: Mean							
Lower limit		0.893					
Upper limit		0.920					
SAMPLE SIZE EVALUATION							
N (population size)		4620					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.142					
Recommended minimum:		32					
Actual sample size:		436					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		209					
# ratios above mean:		227					
z:		0.862					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.80	11
0.85	23
0.90	51
0.95	111
1.00	146
1.05	59
1.10	25
1.15	6
1.20	2
1.25	1
1.30	1
1.35	1
1.40	1
1.45	1
1.50	1
1.55	1
1.60	1

COMMENTS:

Single Family Residences throughout area 42.

2002 Improved Parcel Ratio Analysis

District/Team: NW / Team - 1	Lien Date: 01/01/2002	Date of Report: 8/5/2002	Sales Dates: 1/2000 - 12/2001
Area 42	Analyst ID: sell	Property Type: Single Family Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	436
Mean Assessed Value	317,000
Mean Sales Price	321,100
Standard Deviation AV	95,780
Standard Deviation SP	105,517

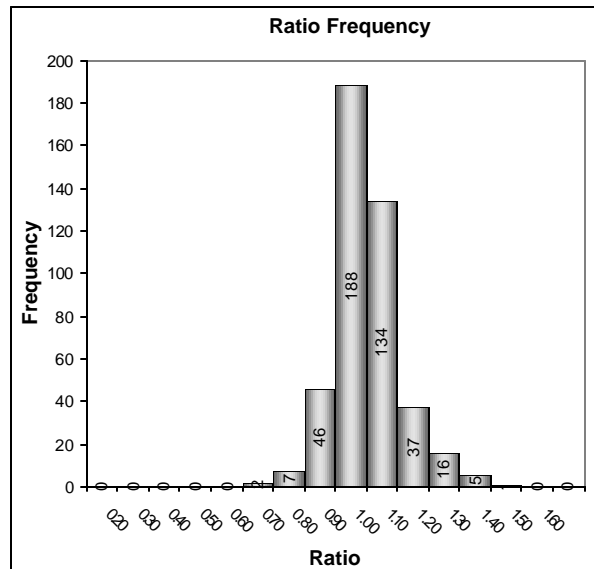
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.991
Weighted Mean Ratio	0.987

UNIFORMITY	
Lowest ratio	0.668
Highest ratio:	1.468
Coefficient of Dispersion	7.42%
Standard Deviation	0.103
Coefficient of Variation	10.30%
Price Related Differential (PRD)	1.012

RELIABILITY	
95% Confidence: Median	
Lower limit	0.979
Upper limit	1.000
95% Confidence: Mean	
Lower limit	0.989
Upper limit	1.008

SAMPLE SIZE EVALUATION	
N (population size)	4620
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.103
Recommended minimum:	17
Actual sample size:	436
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	236
# ratios above mean:	200
z:	1.724
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

Single Family Residences throughout area 42.

Both assessment level and uniformity have been improved by application of the recommended values.

Area 42 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	7	0.943	1.016	7.8%	0.915	1.118
6	66	0.919	1.011	10.0%	0.983	1.039
7	287	0.906	0.985	8.8%	0.973	0.997
8	51	0.801	0.978	22.1%	0.948	1.007
9	17	0.849	0.991	16.8%	0.935	1.047
10	8	0.936	0.965	3.1%	0.915	1.015
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1929	286	0.877	0.987	12.6%	0.975	1.000
1930-1949	48	0.929	1.000	7.6%	0.974	1.025
1950-1969	30	0.918	0.993	8.2%	0.951	1.035
1970-1979	8	0.927	1.008	8.7%	0.923	1.093
1980-2001	64	0.895	0.977	9.2%	0.957	0.996
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Poor	1	0.879	0.947	7.8%	NA	NA
Fair	5	0.957	0.939	-1.8%	0.757	1.121
Average	170	0.928	0.998	7.5%	0.983	1.013
Good	200	0.889	0.991	11.6%	0.978	1.005
Very Good	60	0.787	0.953	21.0%	0.922	0.984
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	221	0.895	0.993	10.9%	0.980	1.005
1.5	132	0.896	0.986	10.0%	0.965	1.006
2	75	0.865	0.983	13.6%	0.961	1.004
2.5	3	0.785	0.978	24.6%	0.947	1.010
3	5	0.972	0.943	-3.0%	0.877	1.008

Area 42 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1-999	172	0.891	0.993	11.4%	0.979	1.007
1,000-1,499	145	0.915	0.999	9.2%	0.983	1.014
1,500-1,999	83	0.851	0.966	13.6%	0.937	0.995
2,000-2,499	26	0.872	0.981	12.5%	0.948	1.015
2,500-3,699	10	0.923	0.990	7.3%	0.911	1.069
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Y	95	0.901	0.976	8.3%	0.953	0.998
N	341	0.884	0.991	12.1%	0.981	1.002
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	436	0.889	0.987	11.1%	0.977	0.997
Y	0					
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3	100	0.883	0.987	11.8%	0.959	1.014
8	170	0.896	0.984	9.8%	0.973	0.995
11	166	0.885	0.990	11.9%	0.975	1.006
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1-1,999	18	0.826	0.972	17.7%	0.925	1.019
2,000-2,999	42	0.928	0.992	6.9%	0.969	1.014
3,000-4,999	278	0.893	0.988	10.7%	0.977	0.999
5,000-7,999	94	0.871	0.982	12.7%	0.955	1.008
8,000-12,999	4	0.991	1.077	8.7%	0.895	1.258

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	953010	1515	12/01	221,000	550	0	5	1909	4	1,800	N	N	108 N 51ST ST
3	952310	2950	9/01	285,000	670	120	6	1916	4	5,000	Y	N	721 N 63RD ST
3	952310	4050	10/00	254,500	720	580	6	1918	3	2,870	Y	N	717 N 61ST ST
3	798640	0235	6/00	236,500	760	0	6	1912	4	3,000	N	N	111 NW 50TH ST
3	045500	0485	9/00	320,000	770	400	6	1919	4	5,000	N	N	209 NW 60TH ST
3	953010	0265	10/01	283,000	770	0	6	1912	5	3,000	N	N	216 N 54TH ST
3	953010	0265	2/00	242,500	770	0	6	1912	2	3,000	N	N	216 N 54TH ST
3	045500	0505	12/00	240,000	810	290	6	1915	2	4,988	N	N	201 NW 60TH ST
3	798640	0790	1/01	222,000	820	90	6	1910	3	2,250	N	N	4809 1ST AV NW
3	953010	0465	10/01	255,500	890	0	6	1906	3	4,500	N	N	5220 1ST AV NW
3	952310	3181	5/01	221,000	900	0	6	1932	4	1,841	N	N	6114 LINDEN AV N
3	953010	0480	7/00	283,000	900	0	6	1909	4	3,000	N	N	5210 1ST AV NW
3	953010	1235	3/01	274,000	900	0	6	1909	4	5,700	Y	N	5004 BAKER AV NW
3	952310	2550	10/01	260,000	920	0	6	1904	3	4,000	N	N	418 N 63RD ST
3	045500	0685	1/00	299,950	930	170	6	1915	4	4,725	Y	N	128 NW 56TH ST
3	798640	1020	5/00	322,500	940	140	6	1913	4	3,020	N	N	4805 GREENWOOD AV N
3	751750	0010	4/00	292,500	950	120	6	1919	3	3,600	N	N	4615 GREENWOOD AV N
3	953010	0761	8/01	309,950	1,060	0	6	1924	3	2,379	Y	N	5301 1ST AV NW
3	953010	0290	3/01	237,000	1,070	0	6	1906	4	3,000	N	N	204 N 54TH ST
3	952310	3225	6/00	220,000	1,200	0	6	1911	3	5,000	Y	N	719 N 62ND ST
3	952310	2990	6/01	299,000	1,220	0	6	1918	3	5,000	N	N	701 N 63RD ST
3	952110	0445	12/01	295,955	1,230	0	6	1906	3	3,200	N	N	4707 FREMONT AV N
3	045500	0235	6/00	310,000	1,280	0	6	1906	4	3,913	N	N	203 N 60TH ST
3	798640	1010	2/01	350,000	1,290	400	6	1914	4	3,105	N	N	4801 GREENWOOD AV N
3	952310	3810	9/00	310,000	1,290	0	6	1926	3	5,000	Y	N	6017 EVANSTON AV N
3	798640	0015	9/00	265,000	1,640	0	6	1908	3	4,600	N	N	128 N 49TH ST
3	952310	3180	7/00	345,000	1,720	0	6	1907	5	2,555	N	N	6109 WOODLAND PL N
3	045500	0185	3/01	325,000	840	0	7	1912	4	5,000	N	N	141 N 59TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	928780	0385	4/00	330,000	840	630	7	1987	3	2,500	Y	N	6241 PALATINE AV N
3	928780	0390	6/01	340,000	840	630	7	1987	3	2,500	Y	N	6239 PALATINE AV N
3	953010	1360	5/01	292,000	840	0	7	1914	4	3,500	N	N	5112 2ND AV NW
3	928780	1480	2/01	194,500	890	0	7	1951	2	4,964	N	N	6248 3RD AV NW
3	952310	1195	6/00	249,950	890	0	7	1906	3	3,500	N	N	6018 GREENWOOD AV N
3	952310	1955	2/01	278,000	890	350	7	1953	3	5,000	N	N	757 N 65TH ST
3	928780	1090	5/00	270,000	910	0	7	1902	3	3,500	N	N	6208 2ND AV NW
3	952110	0245	7/01	267,000	920	0	7	1916	3	3,250	N	N	509 N 47TH ST
3	045500	0465	10/00	310,000	940	120	7	1926	4	4,139	N	N	132 NW 59TH ST
3	952310	1925	4/01	340,000	960	120	7	1927	4	3,500	N	N	708 N 64TH ST
3	928780	0630	6/00	339,000	970	800	7	1924	4	4,000	Y	N	6262 1ST AV NW
3	928780	0630	6/01	404,000	970	800	7	1924	4	4,000	Y	N	6262 1ST AV NW
3	952310	1406	1/00	256,000	970	120	7	1918	3	3,250	N	N	6312 GREENWOOD AV N
3	953010	0556	8/01	260,000	990	190	7	1928	3	3,000	N	N	111 NW 53RD ST
3	045500	0145	5/00	300,000	1,030	0	7	1910	4	5,000	N	N	112 N 58TH ST
3	953010	0625	7/00	245,000	1,040	500	7	1979	3	3,000	Y	N	111 NW 54TH ST
3	085000	0465	6/01	225,000	1,060	570	7	1913	3	3,333	N	N	517 N 48TH ST
3	928780	0915	12/01	286,750	1,080	0	7	1924	3	4,000	N	N	6250 SYCAMORE AV NW
3	798640	1100	5/00	300,000	1,080	0	7	1913	3	3,108	N	N	4813 GREENWOOD AV N
3	928780	0740	12/00	280,000	1,080	220	7	1918	4	3,750	Y	N	6219 1ST AV NW
3	953010	0730	4/00	325,000	1,080	560	7	1966	4	4,725	N	N	118 NW 53RD ST
3	928780	1305	8/01	330,000	1,100	0	7	1924	3	4,197	N	N	202 NW 62ND ST
3	952310	1670	7/01	315,000	1,120	0	7	1921	4	5,000	N	N	458 N 64TH ST
3	953010	0326	3/00	321,000	1,120	800	7	1962	5	3,979	N	N	5400 1ST AV NW
3	798640	0310	7/00	323,000	1,140	120	7	1939	3	4,500	N	N	119 NW 50TH ST
3	952310	3790	1/00	250,000	1,150	140	7	1921	3	5,000	N	N	422 N 60TH ST
3	952560	0020	1/00	364,000	1,150	630	7	1981	3	1,656	Y	N	101 NW 58TH ST
3	953010	0135	1/00	319,950	1,190	510	7	1982	4	5,850	N	N	131 NW 55TH ST
3	952310	1985	12/01	315,000	1,200	520	7	1987	3	2,500	N	N	716 N 64TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	928780	2140	10/00	329,000	1,210	0	7	1955	3	5,000	N	N	6012 2ND AV NW
3	953010	0055	9/00	380,000	1,230	400	7	1948	4	5,100	Y	N	5419 BAKER AV NW
3	953010	0070	2/00	389,000	1,270	0	7	1951	4	4,772	Y	N	5311 2ND AV NW
3	928780	0155	6/01	304,000	1,320	0	7	1909	4	3,747	N	N	208 N 62ND ST
3	928780	1865	6/00	330,000	1,330	0	7	1915	4	4,000	N	N	152 NW 60TH ST
3	798640	0265	8/00	440,000	1,340	0	7	1926	4	6,000	Y	N	128 NW 49TH ST
3	045500	0687	7/00	400,000	1,380	170	7	1928	3	12,653	Y	N	130 NW 56TH ST
3	085000	0035	8/00	299,309	1,410	0	7	1913	4	3,300	N	N	415 N 49TH ST
3	045500	0055	12/01	436,000	1,430	0	7	1927	3	6,955	Y	N	5605 GREENWOOD AV N
3	798640	0815	2/01	358,500	1,450	0	7	1910	4	4,500	N	N	110 NW 48TH ST
3	045500	0250	1/01	329,000	1,460	0	7	1923	4	2,279	N	N	108 N 59TH ST
3	952560	0150	4/01	399,000	1,460	0	7	1981	3	1,534	Y	N	101 NW 58TH ST
3	952560	0190	10/00	395,000	1,460	0	7	1981	3	1,554	Y	N	101 NW 58TH ST
3	952310	3820	4/01	390,000	1,490	0	7	1912	4	4,000	N	N	523 N 61ST ST
3	928780	0875	3/01	428,000	1,510	0	7	1916	4	5,000	N	N	6236 SYCAMORE AV NW
3	952310	2795	1/00	290,000	1,530	470	7	1924	4	4,000	Y	N	518 N 62ND ST
3	952310	2001	2/00	280,000	1,550	0	7	1910	3	6,000	N	N	6403 LINDEN AV N
3	798640	1060	10/01	336,000	1,560	450	7	1916	3	4,500	N	N	120 N 48TH ST
3	952310	3670	11/00	439,000	1,570	0	7	1903	4	5,000	N	N	422 N 61ST ST
3	045500	0310	11/01	397,000	1,610	0	7	1916	3	3,874	N	N	102 NW 59TH ST
3	122503	9044	5/01	294,950	1,630	510	7	1950	4	7,455	N	N	354 NW MARKET ST
3	952310	1175	12/00	435,000	1,670	0	7	1917	2	3,500	N	N	5908 GREENWOOD AV N
3	085000	0535	7/01	475,000	1,750	0	7	1902	4	5,000	N	N	502 N 47TH ST
3	952310	4545	5/01	533,450	1,750	0	7	1922	4	5,200	Y	N	5903 FREMONT AV N
3	928780	0605	4/01	458,000	1,780	0	7	1925	4	4,500	N	N	6254 1ST AV NW
3	952110	0426	11/00	360,000	1,790	0	7	1915	4	3,500	N	N	604 N 47TH ST
3	952310	3495	7/00	380,000	1,840	0	7	1904	3	4,500	N	N	503 N 62ND ST
3	045500	0615	5/00	575,000	1,860	0	7	1913	4	4,973	N	N	200 NW 58TH ST
3	813770	0045	9/00	379,000	1,860	0	7	1929	3	3,503	N	N	5502 1ST AV NW

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	952510	0050	1/00	385,000	1,900	0	7	1916	4	3,643	N	N	108 N 57TH ST
3	928780	1930	12/01	579,000	1,920	0	7	1916	4	5,000	Y	N	6023 SYCAMORE AV NW
3	928780	1080	11/00	635,000	1,940	0	7	1911	5	4,000	Y	N	6206 2ND AV NW
3	952310	4285	5/01	375,000	1,940	0	7	1912	4	4,000	N	N	806 N 59TH ST
3	952210	0006	3/00	430,000	2,000	0	7	1911	4	4,250	N	N	4918 GREENWOOD AV N
3	928780	2775	9/01	495,000	2,040	0	7	1925	5	5,000	Y	N	6007 GREENWOOD AV N
3	045500	0624	8/00	420,000	2,060	400	7	1916	5	10,458	Y	N	5642 2ND AV NW
3	952110	1060	6/01	300,000	2,060	0	7	1917	3	5,000	Y	N	806 N 46TH ST
3	952310	1830	10/01	419,000	2,060	0	7	1916	4	5,625	N	N	612 N 64TH ST
3	928780	2555	4/00	387,950	2,120	0	7	1928	3	5,000	Y	N	6029 PALATINE AV N
3	952310	4070	8/01	426,000	2,240	0	7	1910	3	4,522	Y	N	709 N 61ST ST
3	928780	0455	5/00	649,500	2,270	900	7	1919	4	5,000	Y	N	6209 PALATINE AV N
3	952310	3850	6/01	579,000	2,540	0	7	1908	4	5,000	N	N	507 N 61ST ST
3	813370	0015	11/01	420,000	2,660	0	7	1946	3	8,498	Y	N	223 NW 56TH ST
3	952310	4640	10/00	360,000	1,100	270	8	1957	3	4,000	N	N	510 N 59TH ST
3	798640	0845	7/01	462,500	1,550	0	8	1908	3	4,000	Y	N	109 NW 49TH ST
3	798640	1080	6/00	400,000	1,550	250	8	1927	5	4,000	N	N	125 N 49TH ST
3	952310	1956	5/00	434,000	1,590	0	8	1906	3	5,000	N	N	751 N 65TH ST
3	798640	0090	11/00	630,000	1,660	0	8	1906	5	3,811	N	N	133 N 50TH ST
3	928780	2575	6/00	634,500	1,800	0	8	1916	5	5,000	N	N	6041 PALATINE AV N
3	952310	2920	4/01	400,000	1,850	0	8	1922	4	5,000	Y	N	622 N 62ND ST
3	045500	0165	4/00	605,000	1,870	220	8	1913	4	5,000	N	N	129 N 59TH ST
3	952310	3970	9/01	436,000	1,870	280	8	1960	4	5,000	Y	N	607 N 61ST ST
3	928780	2565	5/00	670,000	1,960	240	8	1927	5	5,000	Y	N	6035 PALATINE AV N
3	952310	4105	11/00	440,000	2,000	0	8	1988	3	4,195	N	N	6013 WOODLAND PL N
3	952310	3445	3/00	540,000	2,010	920	8	1921	3	5,000	Y	N	525 N 62ND ST
3	953010	1517	12/00	494,000	2,070	700	8	1910	3	2,979	N	N	102 N 51ST ST
3	751750	0060	3/01	382,000	1,950	450	9	1995	3	3,500	N	N	4606 PALATINE AV N
3	952310	3810	9/01	790,000	2,600	550	9	1926	3	5,000	Y	N	6017 EVANSTON AV N

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	045500	0635	1/01	650,000	2,770	1,030	9	2000	3	5,004	Y	N	5636 2ND AV NW
3	953010	0293	11/01	540,000	2,160	640	10	1998	3	3,000	N	N	124 N 54TH ST
8	643050	0134	2/01	190,000	700	0	5	1942	4	3,774	N	N	334 N 81ST ST
8	336240	1095	9/01	201,000	840	0	5	1916	3	6,120	N	N	723 N 73RD ST
8	643000	0990	3/00	176,000	840	0	5	1907	4	4,590	N	N	708 N 82ND ST
8	233130	0140	4/00	236,000	850	0	5	1931	4	4,960	N	N	520 N 67TH ST
8	643000	0880	10/00	209,500	620	300	6	1926	3	4,590	Y	N	914 N 82ND ST
8	336290	0101	7/00	234,900	660	0	6	1916	4	1,829	N	N	364 N 77TH ST
8	643000	0180	7/01	209,950	670	400	6	1922	3	4,080	N	N	945 N 81ST ST
8	336290	0007	5/00	215,000	680	480	6	1910	4	2,492	N	N	7707 FREMONT AV N
8	643000	0855	12/01	232,500	680	0	6	1901	5	6,120	N	N	930 N 82ND ST
8	336240	0230	1/01	225,000	720	520	6	1910	2	6,120	N	N	725 N 75TH ST
8	379700	2410	9/00	251,000	730	0	6	1906	5	4,000	N	N	731 N 76TH ST
8	181480	0215	8/01	244,950	740	0	6	1918	4	3,579	N	N	753 N 70TH ST
8	379700	0845	2/01	252,000	750	0	6	1900	4	3,700	N	N	921 N 79TH ST
8	336240	1600	12/01	260,000	760	0	6	1900	4	3,000	N	N	918 N 71ST ST
8	643050	0040	6/00	210,000	780	0	6	1926	3	3,774	N	N	506 N 80TH ST
8	643050	0320	6/00	205,000	780	0	6	1945	4	5,250	N	N	542 N 84TH ST
8	643050	0320	7/00	205,000	780	0	6	1945	4	5,250	N	N	542 N 84TH ST
8	643050	0325	12/01	197,000	780	0	6	1910	4	3,300	N	N	524 N 84TH ST
8	946820	0152	11/01	255,000	790	600	6	1911	4	2,200	N	N	500 N 68TH St
8	643050	0267	2/01	210,000	790	0	6	1908	3	2,800	N	N	8316 DAYTON AV N
8	336240	1450	7/01	249,900	800	0	6	1910	5	3,000	N	N	742 N 71ST ST
8	643100	0806	10/00	199,000	820	0	6	1926	3	2,820	N	N	8407 LINDEN AV N
8	181480	0920	12/01	236,500	870	0	6	1909	2	7,440	N	N	903 N 68TH ST
8	336240	0465	5/00	226,000	880	0	6	1905	3	3,150	N	N	749 N 74TH ST
8	379700	0600	7/01	250,000	880	0	6	1900	5	3,000	N	N	717 N 79TH ST
8	379700	1100	6/01	247,000	890	100	6	1919	5	3,000	N	N	941 N 78TH ST
8	643000	0255	7/01	108,380	900	0	6	1911	5	3,060	N	N	728 N 80TH ST

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Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	946820	0105	6/00	260,000	900	0	6	1914	4	3,640	Y	N	6817 FRANCIS AV N
8	233130	0112	6/00	250,000	990	310	6	1916	4	2,400	Y	N	6700 DAYTON AV N
8	643000	0670	10/00	215,000	1,000	0	6	1909	3	4,590	N	N	920 N 81ST ST
8	643100	0665	4/00	199,950	1,010	0	6	1910	4	4,080	N	N	920 N 84TH ST
8	336240	0535	11/00	320,000	1,030	0	6	1908	3	3,090	N	N	709 N 74TH ST
8	336240	0600	8/00	243,000	1,030	0	6	1905	3	4,635	N	N	730 N 73RD ST
8	336240	0600	9/01	318,000	1,030	0	6	1905	4	4,635	N	N	730 N 73RD ST
8	379700	0030	12/01	174,000	1,130	0	6	1909	4	3,000	N	N	943 N 80TH ST
8	643100	0190	4/00	230,000	1,180	0	6	1905	4	3,060	N	N	753 N 83RD ST
8	379700	0195	5/01	235,500	1,300	0	6	1904	5	3,200	N	N	934 N 79TH ST
8	379700	2535	12/01	245,500	1,620	0	6	1906	4	3,090	N	N	738 N 75TH ST
8	336340	0165	3/01	268,500	690	0	7	1910	4	4,120	Y	N	326 N 73RD ST
8	379700	0570	10/01	295,000	740	300	7	1921	5	4,500	N	N	731 N 79TH ST
8	270810	0600	5/01	210,000	750	0	7	1952	3	3,030	N	N	521 N 74TH ST
8	379700	2510	7/01	236,450	760	480	7	1974	3	3,000	N	N	728 N 75TH ST
8	181480	0873	1/00	160,000	770	0	7	1951	3	3,645	Y	N	6703 AURORA AV N
8	643000	0845	6/01	194,700	770	0	7	1957	3	3,060	N	N	932 N 82ND ST
8	946820	0055	3/00	248,500	770	150	7	1925	4	3,654	N	N	410 N 67TH ST
8	946820	0055	10/01	305,000	770	550	7	1925	4	3,654	N	N	410 N 67TH ST
8	643000	0700	6/00	244,000	780	0	7	1921	3	3,720	N	N	902 N 81ST ST
8	336290	0180	4/01	248,500	790	0	7	1914	4	3,328	N	N	318 N 77TH ST
8	643100	0425	7/00	214,500	790	0	7	1926	3	3,468	N	N	946 N 83RD ST
8	336290	0511	8/00	275,000	800	0	7	1926	4	3,605	N	N	507 N 77TH ST
8	643050	0148	3/00	300,000	800	400	7	1913	5	5,100	N	N	322 N 81ST ST
8	643000	0895	6/00	218,200	810	400	7	1928	3	3,060	Y	N	908 N 82ND ST
8	062504	9166	8/01	249,950	820	0	7	1925	4	2,240	N	N	7015 FREMONT AV N
8	336390	0005	2/01	263,000	820	400	7	1926	4	2,475	Y	N	356 N 71ST ST
8	379700	1815	3/01	269,000	820	0	7	1924	4	3,000	N	N	742 N 76TH ST
8	643050	0162	11/00	265,000	820	120	7	1927	4	2,950	N	N	8207 FREMONT AV N

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Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	643050	0208	7/00	230,000	820	0	7	1921	3	3,774	N	N	334 N 82ND ST
8	270810	0270	8/01	240,000	830	0	7	1924	4	2,754	N	N	7416 DAYTON AV N
8	336340	0270	8/00	314,500	830	970	7	1912	5	3,060	N	N	327 N 73RD ST
8	379700	1385	2/01	270,000	830	0	7	1908	4	3,000	N	N	739 N 78TH ST
8	336290	0166	6/01	229,950	840	210	7	1917	3	4,160	N	N	324 N 77TH ST
8	336340	0170	6/01	283,000	840	0	7	1907	4	4,120	N	N	322 N 73RD ST
8	336340	0265	4/00	289,000	840	0	7	1921	5	2,856	N	N	329 N 73RD ST
8	336290	0812	11/00	315,000	850	820	7	1912	4	3,090	N	N	361 N 76TH ST
8	643050	0016	4/00	239,000	850	200	7	1948	3	3,774	N	N	537 N 81ST ST
8	181480	1055	1/01	230,000	860	480	7	1916	4	3,782	N	N	6608 LINDEN AV N
8	270810	0490	2/01	219,000	860	0	7	1914	3	4,000	N	N	524 N 74TH ST
8	643100	0195	3/00	230,000	860	150	7	1926	3	3,300	N	N	8211 LINDEN AV N
8	643050	0061	9/01	268,500	870	620	7	1927	4	5,100	N	N	330 N 80TH ST
8	181480	0165	6/00	225,000	880	140	7	1922	3	2,520	N	N	6806 LINDEN AV N
8	181480	1225	10/01	270,000	890	500	7	1927	4	3,360	N	N	703 N 67TH ST
8	336290	0631	4/01	298,950	900	600	7	1910	4	4,017	N	N	547 N 76TH ST
8	379700	1470	7/01	307,000	900	900	7	1912	4	5,500	N	N	702 N 77TH ST
8	643050	0222	10/00	272,000	900	700	7	1922	4	3,876	N	N	320 N 82ND ST
8	233130	0415	4/01	233,000	910	0	7	1905	3	3,000	N	N	539 N 66TH ST
8	336290	0701	10/00	239,000	910	220	7	1927	4	3,519	N	N	503 N 76TH ST
8	643000	0975	11/00	250,000	910	560	7	1973	3	3,060	N	N	720 N 82ND ST
8	946820	0119	1/00	236,000	910	0	7	1905	4	4,200	N	N	424 N 67TH ST
8	643050	0137	11/00	285,000	920	600	7	1936	5	5,100	N	N	331 N 82ND ST
8	643050	0233	5/00	239,000	920	0	7	1928	3	3,075	N	N	8305 FREMONT AV N
8	009100	0025	9/01	360,000	930	0	7	1916	5	4,000	N	N	317 N 78TH ST
8	379700	0275	4/01	272,500	930	400	7	1918	4	5,940	N	N	743 N 80TH ST
8	643000	0335	8/00	230,000	930	0	7	1942	3	4,080	N	N	719 N 81ST ST
8	643050	0273	6/00	278,000	930	0	7	1919	4	3,774	N	N	359 N 84TH ST
8	233130	0060	8/01	320,000	940	0	7	1916	4	4,356	Y	N	523 N 68TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	732190	0010	2/01	250,000	940	0	7	1923	3	2,310	N	N	6504 GREENWOOD AV N
8	270810	0360	6/01	236,000	950	380	7	1928	4	3,060	N	N	537 N 75TH ST
8	270810	0360	11/01	301,000	950	880	7	1928	5	3,060	N	N	537 N 75TH ST
8	643100	0330	10/00	263,000	950	120	7	1929	4	4,080	N	N	717 N 84TH ST
8	946820	0136	9/00	340,000	950	270	7	1946	4	3,960	Y	N	426 N 68TH ST
8	946820	0148	6/01	360,000	950	500	7	1910	5	4,140	Y	N	509 N 70TH ST
8	233130	0280	2/01	267,000	960	0	7	1917	4	4,960	Y	N	515 N 67TH ST
8	379700	2500	11/01	269,950	960	520	7	1974	4	3,000	N	N	720 N 75TH St
8	643050	0255	2/00	230,000	960	0	7	1922	3	3,774	N	N	520 N 83RD ST
8	643100	0270	1/00	246,000	960	0	7	1911	4	4,080	N	N	718 N 83RD ST
8	336290	0605	2/01	309,900	980	500	7	1902	5	2,987	N	N	548 N 76TH ST
8	379700	0735	2/01	335,000	990	600	7	1924	5	4,500	N	N	744 N 78TH ST
8	336340	0560	4/01	368,000	1,000	1,090	7	1922	5	3,100	N	N	522 N 72ND ST
8	270810	0720	9/00	325,000	1,010	500	7	1914	4	4,500	N	N	315 N 74TH ST
8	336240	1346	4/00	370,100	1,010	0	7	1906	5	4,500	N	N	715 N 72ND ST
8	336240	1430	5/00	220,000	1,010	0	7	1910	4	3,000	N	N	730 N 71ST ST
8	379700	2482	6/01	280,000	1,010	100	7	1908	4	3,000	N	N	710 N 75TH ST
8	379700	2482	8/00	274,000	1,010	100	7	1908	4	3,000	N	N	710 N 75TH ST
8	643050	0242	4/00	222,000	1,010	0	7	1951	3	3,774	N	N	535 N 84TH ST
8	233130	0555	4/00	310,000	1,020	0	7	1916	4	7,440	N	N	614 N 65TH ST
8	336240	1890	11/00	270,000	1,020	90	7	1928	3	4,896	N	N	706 N 70TH ST
8	379700	1928	7/01	289,000	1,020	960	7	1969	3	4,000	Y	N	925 N 77TH ST
8	181480	0275	6/01	285,000	1,040	0	7	1925	4	5,280	N	N	719 N 70TH ST
8	181480	1175	4/01	305,000	1,040	520	7	1941	4	5,580	N	N	719 N 67TH ST
8	192380	0135	10/00	268,000	1,040	1,040	7	1925	4	3,000	N	N	545 N 78TH ST
8	336290	0436	7/00	319,000	1,040	550	7	1946	4	4,532	N	N	549 N 77TH ST
8	946820	0021	8/00	225,000	1,050	0	7	1910	4	2,100	N	N	6807 PHINNEY AV N
8	336340	0475	5/00	277,000	1,060	0	7	1913	4	4,386	N	N	527 N 73RD ST
8	379700	0820	6/01	207,500	1,060	0	7	1903	3	6,000	Y	N	939 N 79TH ST

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Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	270810	0080	3/01	315,000	1,070	240	7	1913	4	5,610	N	N	343 N 75TH ST
8	336240	0165	3/00	230,000	1,070	0	7	1924	3	3,060	N	N	767 N 75TH ST
8	181480	1480	1/00	210,000	1,080	800	7	1908	3	3,720	N	N	737 N 66TH ST
8	233130	0212	11/00	269,000	1,080	140	7	1923	4	3,600	N	N	6623 FREMONT AV N
8	336240	1896	6/01	304,000	1,080	750	7	1979	3	4,284	N	N	712 N 70TH ST
8	379700	2520	5/00	350,000	1,090	0	7	1906	5	5,000	N	N	734 N 75TH ST
8	669050	0210	4/00	325,000	1,140	820	7	1924	5	4,000	Y	N	336 N 79TH ST
8	675870	0145	11/00	342,500	1,160	300	7	1923	4	2,584	Y	N	6503 DAYTON AV N
8	336290	0120	10/00	315,000	1,180	940	7	1906	4	3,110	N	N	354 N 77TH ST
8	643050	0106	4/00	275,000	1,190	0	7	1913	4	3,774	N	N	528 N 81ST ST
8	336240	1716	4/00	265,000	1,200	0	7	1920	4	5,000	N	N	7004 LINDEN AV N
8	270810	0355	6/00	335,500	1,210	790	7	1938	3	3,060	N	N	535 N 75TH ST
8	270810	0660	8/00	275,000	1,210	190	7	1929	4	4,120	N	N	551 N 74TH ST
8	336340	0616	3/00	217,500	1,210	0	7	1915	3	2,948	N	N	550 N 72ND ST
8	643050	0136	5/00	245,000	1,210	640	7	1953	3	5,100	N	N	338 N 81ST ST
8	643050	0069	4/01	234,500	1,220	0	7	1923	4	4,080	N	N	320 N 80TH ST
8	336340	0050	4/01	289,950	1,230	0	7	1909	4	3,605	N	N	532 N 73RD ST
8	181480	1540	8/01	364,950	1,240	0	7	1924	5	3,720	N	N	711 N 66TH ST
8	192380	0170	12/00	275,000	1,240	180	7	1925	4	3,000	N	N	527 N 78TH ST
8	643000	0915	6/00	263,450	1,260	0	7	1928	4	2,680	N	N	754 N 82ND ST
8	336390	0285	12/01	325,000	1,280	350	7	1975	3	7,200	Y	N	420 N 70TH ST
8	675870	0045	11/00	299,000	1,280	0	7	1920	4	3,344	Y	N	6501 FRANCIS AV N
8	643050	0286	11/01	289,500	1,300	0	7	1918	4	3,774	N	N	343 N 84TH ST
8	336240	0341	7/00	314,000	1,300	0	7	1915	4	3,700	N	N	738 N 74TH ST
8	379700	0340	12/01	315,000	1,300	0	7	1930	5	2,655	N	N	7912 FREMONT AV N
8	643000	0255	11/01	252,000	1,300	0	7	1911	4	3,060	N	N	728 N 80TH ST
8	643000	0255	6/00	219,950	1,300	0	7	1911	4	3,060	N	N	728 N 80TH ST
8	062504	9156	10/01	296,000	1,320	400	7	1925	3	4,000	N	N	544 N 70TH ST
8	336340	0190	4/01	239,950	1,350	0	7	1911	4	3,090	N	N	312 N 73RD ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	643050	0157	6/01	272,500	1,360	200	7	1922	5	5,100	N	N	311 N 82ND ST
8	379700	0745	4/00	291,000	1,370	0	7	1905	3	3,500	N	N	752 N 78TH ST
8	643000	0380	4/01	246,000	1,380	0	7	1908	4	6,120	N	N	749 N 81ST ST
8	181480	1590	6/00	325,000	1,390	0	7	1914	5	3,325	N	N	710 N 65TH ST
8	643000	0550	5/00	286,500	1,410	0	7	1905	4	4,590	N	N	731 N 82ND ST
8	643050	0147	2/01	299,950	1,420	500	7	1923	5	5,712	N	N	319 N 82ND ST
8	643050	0231	9/01	315,000	1,450	150	7	1926	4	3,075	N	N	8309 FREMONT AV N
8	946820	0065	6/00	352,000	1,450	0	7	1920	4	6,600	Y	N	6712 PHINNEY AV N
8	946820	0120	6/01	422,000	1,490	0	7	1902	5	3,600	N	N	420 N 67TH ST
8	233130	0505	6/01	325,000	1,500	500	7	1926	4	4,960	Y	N	512 N 65TH ST
8	946820	0106	9/01	313,000	1,500	0	7	1910	4	4,140	Y	N	421 N 70TH ST
8	675870	0050	3/01	395,500	1,510	0	7	1913	5	3,420	Y	N	6505 FRANCIS AV N
8	192330	0065	5/00	275,000	1,520	0	7	1924	4	3,500	N	N	533 N 80TH ST
8	946820	0158	7/00	415,000	1,550	370	7	1927	5	4,215	N	N	519 N 70TH ST
8	233130	0515	5/01	325,000	1,580	0	7	1927	4	4,960	Y	N	520 N 65TH ST
8	270810	0670	6/00	315,000	1,580	0	7	1927	4	4,080	N	N	555 N 74TH ST
8	181480	0115	4/00	339,000	1,680	0	7	1922	5	3,740	Y	N	6824 LINDEN AV N
8	233130	0130	7/00	425,000	1,750	0	7	1912	4	8,308	Y	N	516 N 67TH ST
8	379700	1240	6/01	368,000	1,760	0	7	1922	5	6,000	Y	N	924 N 77TH ST
8	643100	0565	9/00	245,500	1,850	500	7	1927	3	4,080	N	N	937 N 84TH ST
8	946820	0164	6/00	499,950	1,850	320	7	1924	5	6,210	N	N	522 N 68TH ST
8	336340	0485	8/00	384,950	1,970	800	7	1911	4	3,876	N	N	523 N 73RD ST
8	379700	0145	12/00	266,582	2,100	0	7	1909	3	4,500	Y	N	912 N 79TH ST
8	379700	0145	12/01	392,000	2,100	700	7	1909	5	4,500	Y	N	912 N 79TH ST
8	181480	0060	1/00	320,000	2,290	490	7	1906	4	5,559	Y	N	928 N 68TH ST
8	946820	0040	8/01	394,000	2,340	0	7	1915	4	2,950	N	N	6711 PHINNEY AV N
8	379700	2470	4/01	286,250	830	560	8	1987	3	2,276	N	N	700 N 75TH ST
8	181480	1240	1/00	250,000	880	0	8	1946	3	3,696	N	N	702 N 66TH ST
8	643050	0353	7/01	323,000	1,280	200	8	1926	4	3,330	N	N	332 N 84TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	336240	1180	7/00	410,000	1,390	0	8	1902	5	3,060	N	N	724 N 72ND ST
8	336240	1335	6/00	396,000	1,410	0	8	1906	5	3,000	N	N	725 N 72ND ST
8	643000	0135	11/00	322,500	1,480	0	8	1921	3	2,346	N	N	919 N 81ST ST
8	643000	0405	11/00	338,000	1,490	350	8	1919	4	6,120	N	N	756 N 81ST ST
8	270810	0100	9/01	339,950	1,520	420	8	1907	5	3,060	Y	N	353 N 75TH ST
8	336340	0740	6/01	410,000	1,540	250	8	1987	3	2,760	Y	N	7117 DAYTON AV N
8	643000	1001	2/01	315,000	1,570	170	8	1926	3	3,060	N	N	700 N 82ND ST
8	233130	0385	5/00	350,000	1,620	0	8	1930	4	3,000	N	N	6517 FREMONT AV N
8	643000	0515	1/00	120,590	1,620	0	8	1910	5	5,100	N	N	709 N 82ND ST
8	643100	0505	7/01	367,500	1,630	770	8	1927	5	3,000	Y	N	8310 LINDEN AV N
8	233130	0465	10/01	367,500	1,650	0	8	1916	4	3,700	Y	N	509 N 66TH ST
8	643050	0068	8/00	330,000	1,660	220	8	1911	5	4,080	N	N	325 N 81ST ST
8	062504	9183	8/00	432,500	1,690	0	8	1926	5	4,100	Y	N	502 N 71ST ST
8	643000	0205	8/01	249,950	1,700	0	8	1903	1	4,840	N	N	8007 LINDEN AV N
8	336240	1080	7/00	380,000	1,710	0	8	1904	3	6,120	N	N	731 N 73RD ST
8	336240	1080	12/00	355,000	1,710	0	8	1904	4	3,060	N	N	731 N 73RD ST
8	643100	0895	2/00	335,000	1,720	0	8	1928	4	4,000	N	N	700 N 84TH ST
8	233130	0160	7/00	445,000	1,740	140	8	1923	5	4,960	N	N	532 N 67TH ST
8	233130	0470	4/01	445,000	1,780	0	8	1919	5	3,700	Y	N	505 N 66TH ST
8	336290	0395	8/01	442,000	1,830	400	8	1916	3	5,150	Y	N	348 N 76TH ST
8	270810	0105	12/01	410,000	1,890	0	8	1987	3	3,060	N	N	355 N 75TH ST
8	181480	0535	4/00	410,000	1,940	640	8	1995	3	3,939	N	N	753 N 68TH ST
8	336390	0025	6/00	535,000	1,990	140	8	1910	5	4,000	Y	N	346 N 71ST ST
8	643050	0165	8/01	407,000	2,030	0	8	1905	5	6,630	N	N	557 N 83RD ST
8	181480	1180	10/01	425,000	2,080	510	8	1941	5	5,580	N	N	715 N 67TH ST
8	379700	2460	8/01	380,000	2,170	0	8	1997	3	3,000	N	N	707 N 76TH ST
8	336290	0425	1/01	455,000	2,220	760	8	1993	3	3,090	Y	N	360 N 76TH ST
8	732190	0105	6/01	524,950	2,590	640	8	1988	3	3,500	N	N	6530 GREENWOOD AV N
8	181480	0540	2/01	450,000	1,400	260	9	1928	4	7,066	N	N	745 N 68TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
8	270810	0795	6/01	542,000	1,540	730	9	1998	3	3,037	Y	N	351 N 74TH ST
8	270810	0795	7/01	542,000	1,540	730	9	1998	3	3,037	Y	N	351 N 74TH ST
8	336240	1725	4/00	515,000	1,850	0	9	1900	5	3,000	Y	N	7000 LINDEN AV N
8	181480	0665	8/00	599,000	1,920	690	9	2000	3	2,790	N	N	700 N 67TH ST
8	336290	0990	7/01	550,000	2,110	740	9	2001	3	3,090	Y	N	342 N 75TH ST
8	336290	0270	12/01	560,000	2,180	830	9	2001	3	3,751	N	N	329 N 77TH ST
8	336290	0275	12/01	565,000	2,180	830	9	2001	3	3,751	N	N	325 N 77TH ST
8	233130	0310	5/00	530,000	2,280	570	9	1999	3	4,060	Y	N	516 N 66TH ST
8	336290	0220	6/01	587,500	2,280	700	9	2001	3	3,832	Y	N	357 N 77TH ST
8	336290	0225	11/01	543,500	2,280	700	9	2001	3	3,834	Y	N	353 N 77TH ST
8	192380	0010	11/01	550,000	2,350	500	9	1908	5	5,400	N	N	7805 FREMONT AV N
8	336290	0835	9/01	567,500	2,840	0	9	1911	3	6,180	N	N	347 N 76TH ST
11	251600	0305	8/00	125,000	590	0	4	1905	3	2,700	N	N	508 NW 42ND ST
11	276830	1465	11/00	163,000	600	0	5	1902	3	2,500	N	N	834 NW 50TH ST
11	744200	0116	7/00	150,000	860	0	5	1906	3	4,800	N	N	330 NW 41ST ST
11	990600	0025	6/01	265,500	1,150	0	5	1911	3	5,000	N	N	119 N 41ST ST
11	751750	0440	7/01	215,000	570	200	6	1950	4	3,600	N	N	4501 2ND AV NW
11	198220	0760	11/01	193,000	640	0	6	1919	4	2,970	N	N	4518 6th AV NW
11	017000	0005	3/01	210,000	660	0	6	1916	2	4,382	N	N	4425 3RD AV NW
11	193030	0736	12/00	165,000	660	0	6	1952	3	2,400	N	N	4115 DAYTON AV N
11	197220	1161	4/01	295,000	670	0	6	1905	5	1,800	N	N	705 N 39TH ST
11	198220	0930	10/00	171,000	670	0	6	1948	4	3,760	N	N	432 NW 45TH ST
11	812970	0510	1/01	204,000	700	0	6	1925	4	2,669	N	N	4313 FRANCIS AV N
11	197220	1505	9/01	190,000	730	0	6	1905	2	3,360	N	N	3816 LINDEN AV N
11	017000	0064	11/00	216,500	750	0	6	1950	4	4,560	N	N	4402 4TH AV NW
11	122503	9004	12/00	181,000	760	0	6	1940	4	3,124	N	N	5213 8TH AV NW
11	181980	0286	4/00	209,950	760	130	6	1919	3	2,100	N	N	4013 2ND AV NW
11	990600	0065	6/01	255,000	790	0	6	1919	4	3,290	Y	N	4015 1ST AV NW
11	198220	1595	3/01	205,000	810	0	6	1944	4	4,175	N	N	816 NW 49TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	193030	0720	9/01	255,000	850	0	6	1900	4	3,520	Y	N	4120 FRANCIS AV N
11	751750	0411	4/01	229,500	880	100	6	1905	5	4,800	N	N	216 NW 45TH ST
11	193030	0435	5/01	225,000	960	0	6	1906	2	4,800	N	N	519 N 40TH ST
11	276830	1195	2/00	290,100	1,000	0	6	1906	3	6,500	N	N	5119 9TH AV NW
11	198220	1580	10/01	181,390	1,040	0	6	1944	2	4,843	N	N	802 NW 49TH ST
11	276830	1340	11/01	200,000	1,080	0	6	1904	3	3,750	N	N	816 NW 51ST
11	122503	9037	10/00	200,000	1,270	0	6	1944	3	5,177	N	N	816 NW 53RD ST
11	197220	1425	5/01	257,000	1,490	0	6	1900	3	2,700	N	N	3821 LINDEN AV N
11	198220	0685	3/01	275,500	720	0	7	1926	5	3,880	N	N	314 NW 46TH ST
11	751750	0175	4/00	344,500	720	450	7	1980	3	5,640	Y	N	119 NW 47TH ST
11	812970	1120	6/01	250,000	720	0	7	1920	3	5,279	N	N	4216 FRANCIS AV N
11	198220	0640	7/00	235,000	740	0	7	1925	4	3,880	N	N	323 NW 47TH ST
11	661000	0085	8/00	250,000	750	0	7	1942	3	4,766	N	N	4211 BAKER AV NW
11	122503	9042	3/01	260,000	760	760	7	1954	5	4,400	Y	N	322 NW 54TH ST
11	858440	0135	10/01	300,500	770	120	7	1919	4	4,126	N	N	4134 1ST AV NW
11	132430	0503	8/01	200,000	780	0	7	1919	5	2,250	N	N	3958 1ST AV NW
11	812970	0750	3/00	235,000	780	0	7	1940	5	3,750	N	N	4326 GREENWOOD AV N
11	017000	0015	10/01	277,500	790	0	7	1912	4	4,363	N	N	4417 3RD AV NW
11	193030	1215	1/00	260,000	800	120	7	1928	4	2,280	N	N	401 N BOWDOIN PL
11	661000	0895	6/00	245,000	800	0	7	1949	4	6,600	N	N	4244 1ST AV NW
11	569350	0080	11/01	300,000	810	0	7	1900	3	3,300	N	N	4223 Dayton Ave N
11	198220	0475	6/00	250,000	810	400	7	1950	3	3,489	Y	N	301 NW 48TH ST
11	198220	1245	7/01	203,000	810	0	7	1951	3	3,880	N	N	612 NW 47TH ST
11	122503	9017	11/00	230,000	820	0	7	1926	3	4,000	N	N	815 NW 54TH ST
11	198220	1220	12/01	219,500	820	0	7	1944	3	4,365	N	N	607 NW 48TH ST
11	661000	0045	3/00	265,000	830	0	7	1902	4	4,400	N	N	4234 3RD AV NW
11	198220	0015	11/00	237,250	840	100	7	1915	3	2,600	N	N	363 NW 50TH ST
11	198220	0015	10/01	264,950	840	100	7	1915	3	2,600	N	N	363 NW 50TH ST
11	661000	0185	4/00	205,000	840	0	7	1942	4	4,400	N	N	4315 BAKER AV NW

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	661000	0875	6/01	346,000	870	220	7	1950	4	6,600	Y	N	4220 1ST AV NW
11	744200	0045	12/01	325,000	870	0	7	1910	4	4,800	N	N	403 NW 42ND ST
11	047500	1035	8/00	230,000	880	0	7	1916	4	5,000	N	N	608 NW 51ST ST
11	181980	0042	11/01	270,100	880	0	7	1909	4	3,300	N	N	228 NW 41ST ST
11	193030	0385	9/01	315,000	880	0	7	1948	4	4,000	Y	N	3951 EVANSTON AV N
11	198220	0750	11/00	199,950	880	0	7	1918	3	2,880	N	N	4606 6TH AV NW
11	661000	0625	7/01	241,400	880	0	7	1952	3	5,500	N	N	4308 2ND AV NW
11	047500	0990	7/00	233,889	890	410	7	1929	3	3,300	N	N	625 NW 52ND ST
11	198220	1270	7/01	228,000	900	0	7	1952	4	4,365	N	N	634 NW 47TH ST
11	047500	0116	2/01	218,000	910	0	7	1903	3	3,750	N	N	5406 6TH AV NW
11	047500	1370	5/00	265,000	910	220	7	1943	4	4,000	N	N	651 NW 51ST ST
11	569350	0560	4/00	280,000	910	910	7	1906	4	3,500	N	N	4334 EVANSTON AV N
11	751750	0445	10/00	254,000	920	0	7	1906	3	7,200	Y	N	4523 1ST AV NW
11	122503	9003	4/01	251,000	930	0	7	1941	3	4,960	N	N	849 NW 54TH ST
11	047500	0850	4/00	222,000	940	0	7	1920	3	5,000	N	N	629 NW 53RD ST
11	047500	0865	11/01	301,506	940	0	7	1916	4	5,000	N	N	611 NW 53RD ST
11	193030	0390	6/00	335,000	940	800	7	1911	4	9,600	N	N	512 N BOWDOIN PL
11	198220	0440	4/01	265,000	960	50	7	1947	4	3,880	N	N	329 NW 48TH ST
11	132430	0655	2/01	275,000	970	400	7	1917	3	2,000	Y	N	4008 2ND AV NW
11	193030	1405	8/01	282,000	970	250	7	1952	4	4,000	N	N	4028 GREENWOOD AV N
11	198220	0715	3/00	250,000	970	390	7	1949	3	3,880	N	N	336 NW 46TH ST
11	047500	1365	6/00	249,500	980	300	7	1943	3	4,000	N	N	655 NW 51ST ST
11	193030	0765	7/01	277,500	990	0	7	1919	4	3,600	N	N	415 N 42ND ST
11	193030	1065	1/00	314,950	990	0	7	1907	4	4,800	N	N	406 N BOWDOIN PL
11	198220	0201	6/00	249,950	990	400	7	1944	3	4,365	N	N	365 NW 49TH ST
11	198220	0350	4/00	258,000	990	0	7	1944	3	4,850	N	N	348 NW 48TH ST
11	198220	0365	6/01	272,000	990	0	7	1944	3	4,850	N	N	364 NW 48TH ST
11	198220	0530	7/01	250,000	990	0	7	1944	3	3,880	N	N	340 NW 47TH ST
11	198220	0595	7/00	275,000	990	500	7	1944	4	4,850	N	N	355 NW 47TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	198220	1328	4/00	232,500	990	200	7	1944	4	4,365	N	N	615 NW 49TH ST
11	661000	0616	7/00	245,000	1,000	0	7	1919	3	2,750	N	N	4203 1ST AV NW
11	193030	0630	6/01	305,000	1,010	260	7	1921	4	3,200	N	N	4102 DAYTON AV N
11	198220	0240	12/01	266,000	1,010	0	7	1914	3	3,880	N	N	339 NW 49TH ST
11	132430	0645	7/01	400,000	1,030	1,030	7	1917	4	5,500	N	N	126 NW 40TH ST
11	860590	0130	7/00	238,950	1,040	0	7	1909	4	3,000	N	N	4345 4TH AV NW
11	661000	0821	3/00	269,000	1,050	0	7	1947	3	4,950	Y	N	4341 PALATINE AV N
11	193030	0425	9/01	324,000	1,060	450	7	1911	4	4,320	N	N	3970 DAYTON AV N
11	276830	0656	8/01	257,000	1,060	240	7	2001	3	1,523	N	N	820 NW 52ND ST
11	193030	0175	7/01	325,000	1,070	180	7	1926	4	4,000	N	N	4018 EVANSTON AV N
11	198220	0590	7/00	260,000	1,070	410	7	1944	4	4,850	N	N	359 NW 47TH ST
11	193030	1470	2/00	285,000	1,100	0	7	1909	3	4,800	N	N	4108 GREENWOOD AV N
11	132430	0425	11/01	330,500	1,120	300	7	1958	3	5,000	Y	N	127 NW 40TH ST
11	047500	0725	10/01	291,000	1,120	0	7	1925	3	5,000	N	N	325 NW 53RD ST
11	017000	0030	7/00	245,000	1,140	0	7	1914	4	3,779	N	N	4409 3RD AV NW
11	047500	1060	8/01	271,000	1,140	100	7	1921	3	5,000	N	N	632 NW 51ST ST
11	744200	0010	7/00	254,000	1,140	0	7	1910	3	4,517	N	N	501 NW 42ND ST
11	198220	0200	9/00	255,000	1,150	790	7	1944	4	4,365	N	N	369 NW 49TH ST
11	251600	0445	3/00	224,000	1,150	0	7	1911	2	3,750	N	N	4307 4TH AV NW
11	132430	0155	11/00	269,950	1,170	380	7	1946	3	5,000	N	N	131 NW BOWDOIN PL
11	301930	0105	8/00	280,000	1,210	0	7	1909	3	4,000	N	N	824 NW 54TH ST
11	198220	0165	7/01	230,000	1,220	120	7	1918	3	3,340	N	N	362 NW 49TH ST
11	661000	0240	7/01	370,000	1,220	570	7	1987	3	4,400	N	N	4428 3RD AV NW
11	858440	0115	10/00	265,000	1,250	0	7	1952	4	4,400	N	N	4120 1ST AV NW
11	276830	0660	6/01	269,000	1,270	400	7	2001	3	2,050	N	N	816 NW 52ND ST
11	193030	1175	8/00	275,000	1,280	0	7	1927	4	2,400	N	N	412 N 39TH ST
11	251600	0560	9/01	319,900	1,280	0	7	1944	4	5,500	N	N	4226 4TH AV NW
11	798640	0580	2/00	335,000	1,280	600	7	1936	4	5,400	Y	N	4816 3RD AV NW
11	276830	0658	8/01	274,000	1,300	410	7	2001	3	1,426	N	N	818 NW 52ND ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	193030	1000	10/00	369,950	1,310	0	7	1930	4	3,600	Y	N	3971 DAYTON AV N
11	661000	1030	7/01	289,950	1,310	100	7	1927	4	4,000	Y	N	4221 GREENWOOD AV N
11	047500	0680	4/01	285,000	1,320	180	7	1912	3	4,200	N	N	5212 6TH AV NW
11	251600	0370	1/01	295,000	1,320	830	7	1926	3	4,200	N	N	4302 5TH AV NW
11	047500	1421	8/01	275,000	1,330	300	7	1929	3	4,080	N	N	5007 6TH AV NW
11	047500	0595	6/00	316,000	1,340	420	7	1928	5	5,000	N	N	323 NW 54TH ST
11	047500	1295	9/00	321,000	1,340	500	7	1915	4	5,000	N	N	320 NW 50TH ST
11	198220	1560	5/01	249,950	1,340	390	7	1991	3	2,087	N	N	823 NW 50TH ST
11	751750	0479	6/00	390,000	1,340	0	7	1926	4	3,990	N	N	4502 2ND AV NW
11	798640	0670	1/01	258,500	1,340	0	7	1924	4	6,000	Y	N	218 NW 48TH ST
11	193130	0940	5/01	279,000	1,350	0	7	1924	4	3,400	N	N	4002 LINDEN AV N
11	661000	0305	2/00	325,000	1,350	0	7	1927	4	3,401	N	N	214 NW 44TH ST
11	661000	0305	8/01	354,950	1,350	0	7	1927	4	3,401	N	N	214 NW 44TH ST
11	198220	1455	5/00	285,000	1,370	0	7	1945	4	3,758	N	N	607 NW 50TH ST
11	798640	1275	10/01	325,000	1,400	700	7	1907	3	3,125	Y	N	121 NW 48TH ST
11	193130	0980	9/00	400,000	1,450	0	7	1901	5	4,800	N	N	4016 LINDEN AV N
11	132430	0530	12/00	350,000	1,480	1,000	7	1951	4	5,500	Y	N	127 NW 40TH ST
11	193030	1341	12/01	357,000	1,490	0	7	1946	4	4,800	Y	N	4023 PHINNEY AV N
11	198220	0810	7/00	260,000	1,490	0	7	1960	3	3,880	N	N	327 NW 46TH ST
11	812970	0875	6/01	395,000	1,510	0	7	1909	3	3,750	N	N	4212 GREENWOOD AV N
11	198220	0465	4/00	330,000	1,530	350	7	1944	4	3,880	N	N	309 NW 48TH ST
11	661000	0015	2/00	365,400	1,530	140	7	1919	3	4,400	N	N	4208 3RD AV NW
11	181980	0265	7/01	435,000	1,540	0	7	1906	4	6,820	N	N	129 NW 41ST ST
11	858440	0240	6/00	225,500	1,540	990	7	1947	3	5,286	N	N	4134 PALATINE AV N
11	952210	0590	10/00	317,000	1,540	0	7	1927	4	3,750	N	N	4502 GREENWOOD AV N
11	812970	0565	10/00	390,000	1,560	0	7	1918	3	7,000	N	N	4318 PHINNEY AV N
11	047500	0310	1/00	235,000	1,560	0	7	1919	3	5,000	N	N	620 NW 54TH ST
11	193030	1130	11/00	305,000	1,560	600	7	1927	4	3,600	N	N	431 N BOWDOIN PL
11	661000	0970	3/00	395,000	1,560	0	7	1945	3	5,940	Y	N	4321 GREENWOOD AV N

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	751750	0225	12/00	290,000	1,570	0	7	1910	4	4,900	Y	N	112 NW 46TH ST
11	047500	1420	4/01	345,000	1,650	0	7	1926	4	5,520	N	N	603 NW 51ST ST
11	193130	1120	1/01	400,000	1,680	410	7	1900	3	6,360	N	N	3920 LINDEN AV N
11	122503	9024	6/00	269,500	1,690	0	7	1929	4	4,000	N	N	833 NW 54TH ST
11	661000	0215	4/00	340,000	1,700	0	7	1985	3	4,400	N	N	4410 3RD AV NW
11	952210	0486	9/01	277,000	1,700	0	7	1926	3	3,750	N	N	4516 GREENWOOD AV N
11	751750	0150	5/00	250,000	1,730	0	7	1918	3	2,490	N	N	112 N 46TH ST
11	569350	0750	5/01	407,500	1,740	580	7	1910	4	3,330	N	N	4322 DAYTON AV N
11	193030	0726	2/00	417,500	1,760	590	7	1989	3	3,040	Y	N	4119 DAYTON AV N
11	132430	0280	8/00	340,000	1,810	0	7	1919	4	3,334	N	N	204 NW BOWDOIN PL
11	276830	0652	8/00	279,000	1,810	0	7	1991	3	1,838	N	N	810 NW 52ND ST
11	276830	1365	2/00	285,000	1,980	0	7	1977	3	5,000	N	N	834 NW 51ST ST
11	812970	0270	8/00	375,000	2,010	280	7	1918	3	4,500	N	N	4422 PHINNEY AV N
11	798640	0360	10/01	475,000	2,160	0	7	1926	5	5,000	Y	N	220 NW 49TH ST
11	812970	0320	5/01	325,000	2,170	180	7	1910	3	6,394	N	N	4424 FRANCIS AV N
11	193030	1110	2/00	449,000	2,310	1,080	7	1997	3	4,080	Y	N	425 N 40TH ST
11	812970	0630	10/00	472,000	2,790	670	7	1925	5	3,500	Y	N	4333 PHINNEY AV N
11	132430	0520	5/00	410,000	880	640	8	1978	3	5,500	Y	N	117 N 40TH ST
11	661000	0835	5/01	465,000	890	0	8	1914	5	4,400	Y	N	4323 PALATINE AV N
11	132430	0670	8/00	359,950	1,010	240	8	2000	3	1,250	N	N	4011 2ND AV NW
11	276830	1440	10/01	264,900	1,060	320	8	2001	3	1,901	N	N	814 NW 50TH ST
11	276830	1444	9/01	266,900	1,080	300	8	2001	3	1,680	N	N	810 NW 50TH ST
11	276830	1442	11/01	260,000	1,100	300	8	2001	3	1,420	N	N	808 NW 50TH ST
11	661000	0650	3/01	325,000	1,110	860	8	1956	4	5,500	N	N	4332 2ND AV NW
11	569350	0565	8/01	327,000	1,120	250	8	1916	3	3,750	N	N	4338 EVANSTON AV N
11	569350	0791	7/00	389,950	1,260	0	8	1999	3	1,458	N	N	509 N 44TH ST
11	661000	1010	10/00	515,000	1,330	1,160	8	1912	5	4,225	Y	N	4437 GREENWOOD AV N
11	661000	0306	2/00	395,000	1,400	0	8	1910	4	3,151	N	N	4402 BAKER AV NW
11	569350	0790	9/00	359,950	1,440	0	8	1999	3	1,640	N	N	505 N 44TH ST

**Sales Available for Physical Inspection
Area 42
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	047500	1300	6/01	489,000	1,500	370	8	1910	5	5,000	N	N	326 NW 50TH ST
11	661000	0320	10/00	449,950	1,540	0	8	1917	4	4,125	N	N	4418 BAKER AV NW
11	193030	0880	6/01	398,000	1,560	0	8	1931	4	3,600	N	N	407 N 42ND ST
11	198220	0070	4/00	515,000	1,560	0	8	1918	5	3,340	N	N	319 NW 50TH ST
11	812970	0563	11/01	399,950	1,680	400	8	2001	3	2,000	N	N	4318 PHINNEY AV N
11	812970	0566	12/01	389,950	1,680	400	8	2001	3	2,000	N	N	4318 PHINNEY AV N
11	751750	0361	6/00	380,000	3,530	0	8	1977	3	5,884	N	N	4506 3RD AV NW
11	812970	0027	2/00	495,350	1,320	260	9	1999	3	1,397	N	N	4423 PHINNEY AV N
11	193030	1445	7/01	519,000	1,520	1,040	9	1986	3	4,800	Y	N	4107 PHINNEY AV N
11	751750	0171	6/00	575,000	2,080	640	9	2000	3	3,999	N	N	4616 2ND AV NW
11	751750	0281	7/01	600,000	2,450	0	9	1998	3	5,160	N	N	226 NW 46TH ST
11	661000	0590	6/00	680,000	2,790	1,000	9	1981	3	5,500	Y	N	4233 1ST AV NW
11	812970	0021	9/00	448,000	1,480	320	10	1999	3	1,244	N	N	4423 PHINNEY AV N
11	812970	0018	7/00	448,000	1,500	120	10	1999	3	1,457	N	N	4423 PHINNEY AV N
11	812970	0030	7/00	460,000	1,590	420	10	1999	3	1,601	N	N	4423 PHINNEY AV N
11	017000	0003	7/00	529,000	2,130	820	10	2000	3	4,382	N	N	309 NW 45TH ST
11	751750	0170	9/01	700,000	2,530	620	10	2001	3	5,083	Y	N	101 NW 47TH ST
11	751750	0180	8/00	675,000	2,770	730	10	2000	3	5,040	Y	N	4615 1ST AV NW

**Vacant Sales Available to Develop the Valuation Model
Area 42**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	045500	0636	3/01	175,000	3,106	Y	N
3	952310	2775	11/98	190,000	5,000	N	N
8	233130	0310	9/98	130,000	4,060	Y	N
8	336240	1595	3/99	80,000	3,000	N	N
8	336340	0732	7/99	106,000	3,000	N	N
8	379700	2485	11/00	175,000	3,000	N	N
11	276830	1377	5/99	115,000	3,200	N	N
5-2	515120	0215	1/99	90,000	6,766	N	N
5-2	515120	0445	7/99	129,000	6,750	N	N
5-2	730890	0387	3/01	120,000	7,584	N	N
5-4	701720	0067	6/00	115,000	7,768	N	N
5-5	364510	0260	3/00	70,000	5,040	N	N
5-5	614560	1075	2/00	110,000	3,844	N	N
5-8	291520	0110	3/99	85,000	5,461	N	N
5-8	926820	0190	11/99	170,000	11,000	N	N
6-7	431070	0210	8/00	85,000	2,500	N	N
6-7	435870	0017	1/00	130,000	10,657	N	N
7-3	204450	0061	5/01	118,000	9,714	N	N
7-3	292604	9171	8/01	125,675	9,828	N	N
7-6	510140	8696	9/01	139,000	5,047	Y	N
7-6	890100	1437	5/00	140,000	7,200	N	N
9-9	193130	0260	7/00	125,000	4,800	N	N
9-9	952110	1586	8/99	115,000	6,170	N	N
19-1	117500	0406	3/99	118,000	4,850	N	N
19-1	755080	0669	6/00	183,000	5,000	N	N
19-10	054600	1045	9/99	155,000	6,191	N	N
19-10	352603	9238	3/01	231,000	9,703	N	N
19-10	444380	1465	4/00	152,000	3,880	N	N
19-10	751850	7795	5/99	76,000	2,550	N	N
43-5	125720	2430	6/00	150,000	3,060	Y	N
43-5	385690	4260	5/01	180,000	3,060	N	N
43-9	393190	0060	1/00	220,000	6,000	Y	N
44-4	318810	0007	6/01	330,000	6,020	N	N
45-6	032504	9236	1/01	165,000	4,400	N	N
45-6	521020	0455	6/00	150,000	8,000	N	N
45-6	639200	0765	8/00	158,500	3,000	N	N
82-2	276760	1375	11/00	135,000	5,000	N	N
82-11	046100	3400	12/99	85,000	2,500	N	N
82-11	162330	1085	10/01	140,000	3,000	N	N
82-11	287710	2330	2/00	135,000	3,750	N	N
82-11	287710	2825	10/01	125,000	2,500	N	N